

Official Record

Recording requested By
CONNIE BOWMAN

Lincoln County - NV

Leslie Boucher - Recorder

Fee: \$35.00

Page 1 of 3

RPTT:

Recorded By: LB

Book- 317 Page- 0076



0153655

APN: 006-231-07

Affix R.P.T.T. \$ 0.00

RECORDING REQUESTED BY:

Janet Leedham

WHEN RECORDED MAIL TO and MAIL TAX STATEMENT TO:

**STEVE BOWMAN AND CONNIE BOWMAN
HC 74 BOX 263-2
PIOCHE, NV 89043**

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That

Janet Leedham, a single woman

FOR A VALUABLE CONSIDERATION, the receipt of which is hereby acknowledged, do hereby Grant, Bargain Sell and convey to

Steve Bowman and Connie Bowman, husband and wife as joint tenants

all that real property situated in the County of Lincoln, State of Nevada, bounded and described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

- Subject to:
1. Taxes for the current fiscal year, paid current.
 2. Conditions, covenants, restrictions, reservations, rights, rights of way and easements now of record, if any.

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.



Witness my/our hand(s) this 2nd day of February, 2018.

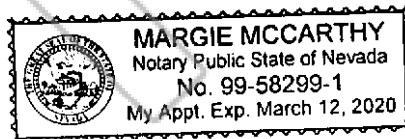
Janet Leedham
Janet Leedham

STATE OF NEVADA
COUNTY OF CLARK

} ss:

On this February 2, 2018
appeared before me, a Notary Public,
Janet Leedham

personally known or proven to me to
be the person(s) whose name(s) is/are
subscribed to the above instrument,
who acknowledged that he/she/they
executed the instrument for the
purposes therein contained.



Margie McCarthy
Notary Public

My commission expires: 3/12/2020



EXHIBIT 'A'

A PARCEL OF LAND SITUATE WITHIN THE EAST HALF (E 1/2) OF SECTION THIRTY-FIVE (35), TOWNSHIP TWO NORTH (2N), RANGE SIXTY-NINE EAST (69E), M.D. B. & M., DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT FROM WHICH THE SOUTHWEST CORNER OF SAID SECTION THIRTY-FIVE (35) BEARS S. 41° 01' 30.7" W, A DISTANCE OF 3,961.54 FEET, MORE OR LESS; THENCE NORTH 330 FEET, MORE OR LESS TO THE NORTHWEST CORNER; THENCE N 89° 52' 30" E, 943.27 FEET, MORE OR LESS, TO THE NORTHEAST CORNER; THENCE SOUTH 330 FEET, MORE OR LESS, TO THE SOUTHEAST CORNER; THENCE S 89° 52' 30" W 220.5 FEET, MORE OR LESS TO A POINT ON AN EXISTING FENCE AND THE WESTERLY RIGHT-OF-WAY ON THE EXISTING COUNTY ROAD (ALSO BEING THE EAST BOUNDARY OF THE HOLLINGER FIELD); THENCE N 08° W, 197 FEET, MORE OR LESS, ALONG SAID EXISTING FENCE AND RIGHT-OF-WAY; THENCE S 89° 09' W, 128.68 FEET, MORE OR LESS ALONG SAID EXISTING FENCE; THENCE N 65° W, 30.5 FEET, MORE OR LESS, ALONG SAID EXISTING FENCE; THENCE S 15° 41' W, 42.74 FEET MORE OR LESS, ALONG SAID EXISTING FENCE THENCE S 42° 01' W, 51.77 FEET, MORE OR LESS; ALONG SAID EXISTING FENCE; THENCE N 79° 01' W, 64.75 FEET, MORE OR LESS, ALONG SAID EXISTING FENCE; THENCE S 16° 14' W, 141.45 FEET, MORE OR LESS, ALONG SAID EXISTING FENCE; THENCE S 89° 52' 30" W, 406.78 FEET, MORE OR LESS TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM THAT PORTION OF SAID LAND CONVEYED TO JACK W. HERDT AND MARK A. HERDT, DESCRIBED AS FOLLOWS:

A PART OF THAT PROPERTY FOUND IN THAT AMENDED RECORD OF SURVEY RECORDED PLAT BOOK A AT PAGE 187 OF LINCOLN COUNTY, NEVADA RECORDS AND WHICH IS IN SECTION 35, T. 2 N., R. 69 E., M.D.M. AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING IN SOUTHWEST CORNER MONUMENTED BY A PIPE BY MCNUTT (RLS 4324) (BY TESTIMONY OF THE OWNERS) FROM WHICH THE SOUTHWEST CORNER OF SAID SECTION 35 BEARS S 48° 36' 40" W 3978.93';

THENCE N 02° 59' 23" E 330.61' TO AN ANGLE IRON WHICH MONUMENTS ORIGINAL REBAR SET BY HULSE (RLS 3644) IN THE FENCE LINE;

THENCE N 89° 52' 30" E 196.33' ALONG THE EXISTING FENCE TO REBAR & PLASTIC CAP STAMPED L SMITH PLS 12751;

Recording requested By
CONNIE BOWMAN

Lincoln County - NV
Leslie Boucher - Recorder

Page 1 of 1 Fee: \$35.00
Recorded By: LB RPTT:
Book- 317 Page- 0076

STATE OF NEVADA
DECLARATION OF VALUE FORM

- 1. Assessor Parcel Number(s)
 - a) 006-231-07 SB 91
 - b) _____
 - c) _____
 - d) _____

- 2. Type of Property:
 - a) Vacant Land
 - b) Single Fam. Res.
 - c) Condo/Twnhse
 - d) 2-4 Plex
 - e) Apt. Bldg.
 - f) Comm'l/Ind'l
 - g) Agricultural
 - h) Mobile Home
 - i) Other _____

FOR RECORDER'S OPTIONAL USE ONLY	
Document/Instrument # _____	
Book: _____ Page: _____	
Date of Recording: _____	
Notes: _____	

- 3. Total Value/Sales Price of Property: \$0.00
- Deed in Lieu of Foreclosure Only (value of property): (0.00)
- Transfer Tax Value: \$0.00
- Real Property Transfer Tax Due: \$0.00

- 4. **If Exemption Claimed:**
 - a. Transfer Tax Exemption, per NRS 375.090, Section: 5
 - b. Explain Reason for Exemption: Parent deeding to child
- 5. Partial Interest: Percentage being transferred: 100%

The undersigned Seller/(Grantor)/Buyer (Grantee), declares and acknowledges, under penalty of perjury, pursuant to NRS 375.060 and NRS 375.110, that the information provided is correct to the best of their information and belief, and can be supported by documentation if called upon to substantiate the information provided herein. Furthermore, the parties agree that disallowance of any claimed exemption, or other determination of additional tax due, may result in a penalty of 10% of the tax due plus interest at 1% per month.

Pursuant to NRS 375.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

Signature [Handwritten Signature] Capacity Grantor

Signature [Handwritten Signature] Capacity Grantee

SELLER: (GRANTOR) INFORMATION

BUYER (GRANTEE) INFORMATION

(REQUIRED)
 Print Name: Janet Leedham
 Address: AC 74 Box 263-2
 City, St., Zip: Pioche, NV 89043

(REQUIRED)
 Print Name: Steve + Connie Bowman
 Address: AC 74 Box 263-2
 City, St., Zip: Pioche, NV 89043

COMPANY REQUESTING RECORDING

Print Name: _____
 Address: _____
 City/State/Zip: _____