



OFFICIAL RECORD  
LESLIE BOUCHER, RECORDER

<b>A.P.N. No.:</b>	003-071-01
<b>R.P.T.T.</b>	\$604.50
<b>Escrow No.:</b>	79153
<b>Recording Requested By:</b>	
Cow County Title Co.	
<b>Mail Tax Statements To:</b>	<i>Same as below.</i>
<b>When Recorded Mail To:</b>	
JoANN SULLIVAN GEPHART	
P O Box 456	
Caliente, NV 89008	

## GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That **CHASE D. DIRKS, Successor Trustee of the CROTHERS FAMILY TRUST, dated April 25, 1994** for valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to **JoANN SULLIVAN GEPHART, a widow**, all that real property situated in the County of Lincoln, State of Nevada, bounded and described as follows:

All that certain real property situate in the County of Lincoln, State of Nevada, described as follows:

Situate within portions of Sections 7 and 8, Township 4 South, Range 67 East, M.D.B.& M., more particularly described as follows:

Lots 10, 11 and 12 in Block 36 of CALIENTE, Nevada as shown on the Official Subdivision Map thereof recorded November 10, 1904 in the Book of Plats, page 36 and as shown on the compiled Map of Caliente, Lincoln County, Nevada filed in the Book of Plats, page 47, Lincoln County, Nevada records.

ASSESSOR'S PARCEL NUMBER FOR 2017 - 2018: 003-071-01

**SUBJECT TO:**

1. Taxes for the fiscal year;
2. Reservations, restrictions, conditions, rights, rights of way and easements, if any of record on said premises.

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and any reversions, remainders, rents, issues or profits thereof.

Dated: March 07, 2018

CHASE D. DIRKS, SUCCESSOR TRUSTEE OF  
THE CROTHERS FAMILY TRUST, DATED APRIL  
25, 1994

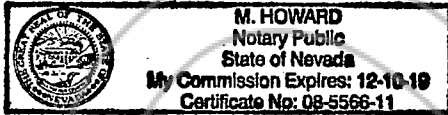
BY: \_\_\_\_\_

CHASE D. DIRKS  
Successor Trustee

State of Nevada )  
County of Lincoln ) ss.

This instrument was acknowledged before me on the 22nd day of March, 2018 By:  
CHASE D. DIRKS

Signature: \_\_\_\_\_  
Notary Public  
Expiration Date: 12/16/19



**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)  
 a) 003-071-01  
 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	
Book: _____	Page: _____
Date of Recording: _____	
Notes: _____	

3. Total Value/Sale Price of Property \$155,000.00  
 Deed in Lieu of Foreclosure Only (value of Property) \_\_\_\_\_  
 Transfer Tax Value: \$155,000.00  
 Real Property Transfer Tax Due: \$604.50

4. If Exemption Claimed:  
 a. Transfer Tax Exemption per NRS 375.090, Section \_\_\_\_\_  
 b. Explain Reason for Exemption: \_\_\_\_\_

5. Partial Interest Percentage being transferred: 100 %  
 The undersigned 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 \_\_\_\_\_ Capacity Grantor  
CHASE D. DIRKS, Successor Trustee

Signature JoAnn Sullivan Gephart Capacity Grantee  
JOANN SULLIVAN GEPHART

**SELLER (GRANTOR) INFORMATION  
(REQUIRED)**  
 Print Name: CHASE D. DIRKS, Successor Trustee of the CROTHERS FAMILY TRUST, dated April 25, 1994  
 Address: P O Box 394  
 City: Caliente  
 State: NV Zip: 89008

**BUYER (GRANTEE) INFORMATION  
(REQUIRED)**  
 Print Name: JoANN SULLIVAN GEPHART  
 Address: P O Box 456  
 City: Caliente  
 State: NV Zip: 89008

**COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)**  
 Print Name: Cow County Title Co. Escrow #: 79153  
 Address: P.O. Box 518, 328 Main Street  
 City: Pioche State: NV Zip: 89043

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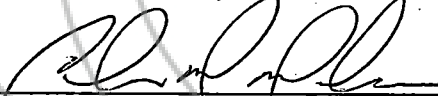
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Signature  Capacity Grantor  
CHASE D. DIRKS, Successor Trustee

Signature \_\_\_\_\_ Capacity Grantee  
JoANN SULLIVAN GEPHART

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