LINCOLN COUNTY, NV RPTT:\$604.50 Rec:\$35.00 Total:\$639.50

2018-154030 03/29/2018 02:04 PM

COW COUNTY TITLE CO.

Pas=4 AE

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OFFICIAL RECORD
LESLIE BOUCHER, RECORDER

A.P.N. No.: 003-071-01
R.P.T.T. \$604.50
Escrow No.: 79153
Recording Requested By:

Cow County Title Co.

Mail Tax Statements To: Same as below
When Recorded Mail To:
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

THE CROTHERS FAMILY TRUST, DATED APRIL 25, 1994 BY: CHASE D. DIRKS Successor Trustee	
State of Nanda)	
County of Linvin) ss.	
This instrument was acknowledged before me on the <u>and</u> day of <u>March</u> , <u>.</u>	<u>2018 </u>
Signature:	
Notary Public Expiration Date: 12/16/19	
M. HOWARD Notary Public State of Nevada My Commission Explires: 12-10-19 Contificato Nev Des 5555 11	

CHASE D. DIRKS, SUCCESSOR TRUSTEE OF

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. [FOR RECORDER'S OPTIONAL USE ONLY c) Condo/Twnhse d) 2-4 Plex Book: Page: Date of Recording: , e) ☐ Apt.Bldg f) [Comm'l/Ind'l Notes: g) Agricultural h) Mobile Home i) 🔲 Other 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 Capacity Grantee JOANN SULLIVAN GEPHART SELLER (GRANTOR) INFORMATION **BUYER (GRANTEE) INFORMATION** (REQUIRED) (REQUIRED) Print Name: CHASE D. DIRKS, Successor Print Name: JoANN SULLIVAN GEPHART Trustee of the CROTHERS FAMILY Address: P O Box 456 TRUST, dated April 25, 1994 City: Caliente Address: P O Box 394 State: NV 89008 Zip: 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 89043

STATE OF NEVADA

STATE OF NEVADA DECLARATION OF VALUE FORM

1. Assessor	Parcel Number(s)	•				/ \
a) 003-07	'1-01					
b)			-			\ \
c)			-		14	\ \
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d)	· · · · · · · · · · · · · · · · · · ·	,				\ \
2. Type of P	•				· · · · · · · · · · · · · · · · · · ·	\\
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c) 🔲 Co	ondo/Twnhse d) 🔲	2-4 Plex				
e) 🔲 Ap	ot.Bldg f) □	Comm'i/Ind'l	Date of Re	cording: _		
g) 🖂 Ag	gricultural h)	Mobile Home	Notes:			
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3 Total Valu	ie/Sale Price of Prope	erty /		The state of the s	1	\$155,000.00
	ieu of Foreclosure O		tv) ———	$\overline{}$		Ψ100,000.00
	Tax Value:	niy (value of 1 topel	<u> </u>		_	\$155,000.00
	perty Transfer Tax Du	۵.	\	-		\$155,000.00
	tion Claimed:	o.	_			<u>φυυ4.5υ</u>
	fer Tax Exemption pe	r NRS 375 000 Sa	ection		/	`
	in Reason for Exemp			_/	• /	
b. Expla	in reason of Exemp	uon		$\overline{}$	<i></i>	
5 Partial Int	terest Percentage bei	na transferred: 100		%		
	ersigned declares and			- 76	nureuant to	, .
NRS 375 06	0 and NRS 375.110,	that the information	provided is	correct to	the heet of	their
information a	and belief, and can be	supported by doc	mentation if	called un	on to subst	antiata the
information r	provided herein. Furth	ermore the parties	arree that o	lisallowan	ce of any c	laimed
exemption o	or other determination	of additional tax di	ie may resu	It in a ner	alty of 10%	of the tay
due plus inte	erest at 1% per month	Pursuant to NRS	375 030 the	Buver an	d Seller sh	all he
iointly and se	everally liable for any	additional amount	owed	· Dayor an	ia conor on	
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Signature	1 eller	Allem		Capacity	Grantor	
C	HASE D. DIRKS, Suc	cessor Trustee	 /			
-		N	/ /			•
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Signature _				Capacity	Grantee	
Jo	ANN SULLIVAN GEI	PHART				
<u>SELL</u>	ER (GRANTOR) INF	<u>ORMATION</u>	<u>BUY</u>	ER (GRA	NTÉE) INF	ORMATION
	(REQUIRED)				EQUIRED)	
	CHASE D. DIRKS,		Print Name:	JoANN	SULLIVAN	GEPHART
\	Trustee of the CRO		Address:	P O Box	(456	
N .	TRUST, dated April	25, 1994	City:	Caliente)	
Address:	P O Box 394		State: NV ~	, <u> </u>	Zip:	89008
City:	Caliente					
State: NV	Zip:	89008	_		,	•
The state of the s		\	-			·
	PERSON REQUEST	NG RECORDING	required if r	<u>not seller</u>	or buyer)	
Print Name:	Cow County Title Co	٥.	Escrow #:	79153		
Address:	P.O. Box 518, 328 N	/lain Street	-	<u> </u>		
City:	Pioche		State: NV		Zip:	89043