

A.P.N.: 008-061-20  
File No: 116-2540685 (AK)  
R.P.T.T.: \$120.90

LINCOLN COUNTY, NV **2018-154124**  
\$155.90  
RPTT:\$120.90 Rec:\$35.00 **04/20/2018 04:33 PM**  
FIRST AMERICAN TITLE PASEO VERDE Pgs=3 AK  
**OFFICIAL RECORD**  
LESLIE BOUCHER, RECORDER

When Recorded Mail To: Mail Tax Statements To:  
James Monroe Dry, Jr. and Janice Butts Sievers  
PO Box 3  
Dillon, MT 59725-0003

***GRANT, BARGAIN and SALE DEED***

*FOR A VALUABLE CONSIDERATION*, receipt of which is hereby acknowledged,

Fred A. Cooper and Jo An R. Cooper, husband and wife, as joint tenants

do(es) hereby *GRANT, BARGAIN and SELL* to

James Monroe Dry, Jr. and Janice Butts Sievers, husband and wife as joint tenants with right of survivorship

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

**THAT PORTION OF THE SOUTH HALF (S 1/2) OF SECTION 16, TOWNSHIP 7 SOUTH, RANGE 61-EAST, M.D.M., MORE PARTICULARLY DESCRIBED AS FOLLOWS:**

**PARCEL 3 OF THAT CERTAIN AMENDED PARCEL MAP RECORDED DECEMBER 2, 1998 IN THE OFFICE OF THE COUNTY RECORDER OF LINCOLN COUNTY, NEVADA IN BOOK B OF PLATS, PAGE 169 AS FILE NO. 111949, LINCOLN COUNTY, NEVADA RECORDS.**

**EXCEPTING THEREFROM THAT PORTION OF LAND CONVEYED BY DEED RECORDED DECEMBER 2, 1998 IN BOOK 138 OF OFFICIAL RECORDS, PAGE 436 AS FILE NO. 111954, LINCOLN COUNTY, NEVADA RECORDS AS DESCRIBED THEREIN AND SHOWN ON THAT CERTAIN BOUNDARY LINE RECORD OF SURVEY MAP RECORDED DECEMBER 2, 1998 IN BOOK B OF PLATS, PAGE 168 AS FILE NO. 111948, LINCOLN COUNTY, NEVADA RECORDS.**

Subject to

1. All general and special taxes for the current fiscal year.
2. Covenants, Conditions, Restrictions, Reservations, Rights, Rights of Way and Easements now of record.

*TOGETHER* with all tenements, hereditaments and appurtenances, including easements and water rights, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof.

Date: 03/29/2018

COPY



**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 008-061-20
- 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 RECORDERS OPTIONAL USE**

Book \_\_\_\_\_ Page: \_\_\_\_\_

Date of Recording: \_\_\_\_\_

Notes: \_\_\_\_\_

- 3. a) Total Value/Sales Price of Property: \$31,000.00
- b) Deed in Lieu of Foreclosure Only (value of property) ( \$ \_\_\_\_\_ )
- c) Transfer Tax Value: \$31,000.00
- d) Real Property Transfer Tax Due \$120.90

4. **If Exemption Claimed:**

- a. Transfer Tax Exemption, per 375.090, Section: N/A
- b. Explain reason for exemption: N/A

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: Amy Keimling

Capacity: Escrow Agent

Signature: \_\_\_\_\_

Capacity: \_\_\_\_\_

**SELLER (GRANTOR) INFORMATION  
(REQUIRED)**

**BUYER (GRANTEE) INFORMATION  
(REQUIRED)**

Print Name: Fred A. Cooper and Jo An R. Cooper

Print Name: James Monroe Dry, Jr. and Janice Butts Sievers

Address: 4123 W. Questa Drive

Address: PO Box 3

City: Glendale

City: Dillon

State: AZ Zip: 85310

State: MT Zip: 59725-0003

**COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)**

Print Name: Company

File Number: 116-2540685 AK/ kk

Address: 2500 Paseo Verde Parkway, Suite 120

City: Henderson

State: NV Zip: 89074

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)