LINCOLN COUNTY, NV

OFFICIAL RECORD

2018-154160

\$152.00

RPTT:\$117.00 Rec:\$35.00 **05/02/2018 01:47 PM**

MESQUITE TITLE COMPANY

Pgs=2 AK

A.P. N.: 014-070-02 RPTT: \$117. 90

WHEN RECORDED MAIL TAX STATEMENT & DOCUMENT TO:

Andrew F. & Laura L. Lytle

2995 S. River Road St. George, UT 84790 LESLIE BOUCHER, RECORDER

GRANT, BARGAIN and SALE DEED

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

Linda A. Lytle, Trustee of the Linda A. Lytle Revocable Trust, dated April 19, 1991

do(es) hereby GRANT, BARGAIN and SELL to

Andrew F. Lytle and Laura L. Lytle, husband and wife as joint tenants

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

SEE ATTACHED EXHIBIT "A" LEGAL DESCRIPTION

SUBJECT TO: 1. Taxes for the current fiscal year.	
2. Covenants, conditions, Restrictions, Reservations, rights of way and Easement now of recor	d.
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: For May 2nd, 2018	
Linda A. Lytle Revocable Trust	
Linder a. Lytho	

Linda A. Lytle, Trustee

State of Utah } ss:
County of Washington }

on May 2, 2019

Before me Will Stanward , a Notary Public, personally appeared

Linda A. Lytle, Trustee of the Linda A. Lytle Revocable Trust

personally known to me (or proved to me on the basis of satisfactory evidence) to be the persons whose name is subscribed to this instrument and acknowledged that he executed it.

My Commission Expires:

NICOLE STANWORTH
Notary Public
State Of Utah
My Commission Expires 03-23-2020
COMMISSION NO. 688071

Exhibit "A"

APN #14-070-02

Parcel 1:

The North half of the Northeast quarter (N ½ NE ¼) of Section 16, Township 5 South, Range 69 East, MDB&M.

Parcel 2:

That portion of the South half of the Northeast quarter (S ½ NE ½) of Section 16, Township 5 South, Range 69 East, MDB&M, lying North of the Union Pacific Railroad Company right-of-way.

EXCEPTING THEREFROM that portion thereof described as follows:

BEGINNING at the point of intersection of the North-South Section line common to Sections 15 and 16 and the North line of the Union Pacific Railroad right-of-way: thence running North along the common section line a distance of 148.5 feet to a point; thence running Northwesterly parallel with the North line of said Union Pacific

Rairoad right of way line to the West line of the Southeast quarter of the Northeast quarter (SE ¼ NE ¼) of said Section 16; thence North a distance of 148.5 feet: thence Northwesterly, parallel with said Railroad right of way line to a point on the West line of the Northeast quarter (NE ¼) of said section 16; thence South a distance of 297 feet to the North line of said Railroad right of way; thence Southeasterly along said right of way line to the point of beginning.

Parcel 3:

That portion of the Southeast quarter of the Northwest quarter (SE ¼ NW ¼) of Section 16. Township 5 South, Range 69 East, M.D.B.& M., lying North of the Union Pacific Railroad right of way.

TOGETHER WITH all and singular the tenements, hereditaments and appunerances thereunto belonging or in anywise appertaining, thereunto belonging or in anywise appertaining.

SUBJECT TO easements, restrictions, rights-of-way, and reservations of record or enforceable in law or equity.

State of Nevada

Declaration of Value

1.	Assessor Parcel	Number(s)				\ \		
a)	014-070-02						\ \		
b)				and the second s			\ \		
c)				_			\ \		
d)							\ \		
2.	Type of Property	v:		- [
a)	☐ Vacant Land			Single Family Res.			OPTIONAL USE ONLY		
c)	☐ Condo.Twnl			2-4 Plex		nt/Instrument			
e)	☐ Apt. Bldg.			Comm'l/Ind'l	Book:	Recording:	_ Page:		
	X Agricultural	,		Mobile Home	Notes	recording			
g) i)	Other	11)		Widome Home	Notes				
3.		s Price o	f Pror	nerty:		\$30,000.00			
3.	Total Value/Sales Price of Property: \$30,000.00 Deduct Assumed Liens and/or Encumbrances: (0.00)								
	Transfer Tax Val	ue ner NE	25 379	010 Section 2:		\$30,000.00			
	Transici raz var	uc per 141	(0) 312	7.010, Section 2.		Ψ50,000.00			
	Real Property Tra	insfer Tax	x Due		1	\$117.00			
4.	If Exemption Cl		1 10 00	1		#117.00			
т.			on ne	r NRS 375.090, Sec	tion:				
			-	786		<			
5.	-	b. Explain Reason for Exemption: Partial Interest: Percentage being transferred: 100 %							
J,						of periury 1	oursuant to NRS 375 060		
	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 disallowance of any claimed exemption, or other determination							
							terest at 1% per month.		
							verally liable for any		
	additional amou	76:		buy or and somer s	nun se jo	initial series	vertally make for the		
and the same of th		1 a St		1	- 1				
per .	Signature ((1)	XO	/-	Capacity	Grantor's	Agent		
		141	1		-/				
	Signature W/	CACK			Capacity_	Grantee's	s Agent		
			h						
	SELLER (G	<u>RANTOR</u> (REQU) INFO	<u>DRMATION</u>	<u>BUY</u>	ER (GRANT)	EE) INFORMATION REQUIRED)		
				Trustee of the Linda	_		Andrew F. Lytle and		
		Lytle Re					Laura L. Lytle		
	Print Name:	Print Name: By: Robert Sherratt, Agt. Address: 2995 S. River Road			Print Name: Address:		By: Robert Sherratt, Agt.		
							2995 S. River Road		
\	City/State/Zip:	ty/State/Zip: St. George, UT 8-			– City	//State/Zip:	St. George, UT 84770		
1	Capacity:				Capacity:		Grantee		
Company/Person Requesting Recording									
No.	(REQUIRED	IF NOT THE	SELLE	R OR BUYER)	-				
And Street, or other Persons		quite Title			Esc. #:				
	Name: 840 Pinnacle Ct. #3 Mesquite NV 89027								
	(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)								