



OFFICIAL RECORD  
LESLIE BOUCHER, RECORDER

E05

<b>A.P.N. No.:</b>	001-061-03
<b>R.P.T.T.</b>	Exempt #5
<b>Escrow No.:</b>	79358
<b>Recording Requested By:</b>	
Cow County Title Co.	
<b>Mail Tax Statements To:</b>	Same as below
<b>When Recorded Mail To:</b>	
ANTHONY KYLE DONOHUE and EVA DAWN DONOHUE	
P O Box 297	
Pioche, NV 89043	

## GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That **ANTHONY PAUL DONOHUE and SHONNA LEE DONOHUE, husband and wife** for valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to **ANTHONY KYLE DONOHUE and EVA DAWN DONOHUE, husband and wife as joint tenants**, 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:

All of Lot numbered Eight (8) and the North One-Half (N1/2) of Lot numbered Seven (7) in Block numbered Fifteen (15) of the TOWN OF PIOCHE, Nevada, as shown on Supplement "B" to the Pioche Mines Consolidated, Inc. Addition to the Official Map of said Town of Pioche, recorded April 7, 1937 in Book A-1 of Plats, page 53, Lincoln County, Nevada records.

Together with that portion of Railroad Avenue in Pioche, Nevada acquired by an Order and Resolution vacating said portion of Railroad Avenue in Pioche, Nevada conveyed by a Deed recorded September 23, 1991 in Book 98 of Official Records, page 205 as File No. 97388, Lincoln County, Nevada records described as follows:

A parcel of land situated within the Northeast Quarter (NE1/4) of the Northeast Quarter (NE1/4) of Section 22, Township 1 North, Range 67 East, M.D.B. & M., bounded on the South by Lot 8 of Block 15, Pioche Townsite, being more particularly described as follows:

Beginning at the Northeast corner of Lot 8 of Block 15 of the Pioche Townsite from which the Northeast corner of Said Section 22, bears North 34°45'08" East, a distance of 925.44 feet, thence South 73°03'20" West, 108.90 feet along the North boundary of said Lot 8, Block 15 to the Northwest corner of said Lot 8; thence North 32°30'30" East, 46.70 feet along the Southeast boundary of Oceola Street to the P.C. of a 160.10 foot radius curve; thence counterclockwise along the arc of a curve 32.61 feet; thence South 87°45'22" East, 73.38 feet; thence South 14°39'55" West, 35.00 feet along the West line of Hamilton Street to the point of beginning. Containing 0.094 acres of land (Basis of bearings in a North 89° 53'32" West between the Northeast corner and North one quarter corner of said section 22).

The above legal description is a metes and bounds description and was obtained from a Deed of Trust, recorded October 8, 2002 in Book 167 of Official Records, page 364, as File No. 118931 Lincoln County, Nevada records.

This additional information required by NRS 111.312 and NRS 239B.030.

ASSESSOR'S PARCEL NUMBER FOR 2017 - 2018: 001-061-03

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.
3. A new Deed of Trust to record concurrent

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

Dated: May 22, 2018

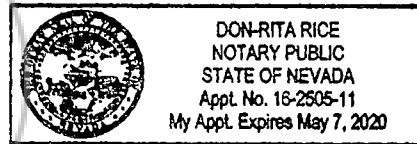
*Anthony Paul Donohue*  
 ANTHONY PAUL DONOHUE

*Shonna Lee Donohue*  
 SHONNA LEE DONOHUE

State of NEVADA )  
 ) ss.  
 County of LINCOLN )

This instrument was acknowledged before me on the 24th day of May, 2018 By: ANTHONY PAUL DONOHUE and SHONNA LEE DONOHUE

Signature: *Don-Rita Rice*  
 Notary Public Don-Rita Rice  
 Expiration Date: 5/7/20



**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)

- a) 001-061-03
- 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

\$200,000.00

Deed in Lieu of Foreclosure Only (value of Property) ( \_\_\_\_\_ )

Transfer Tax Value: \$200,000.00

Real Property Transfer Tax Due: \_\_\_\_\_

4. If Exemption Claimed:

- a. Transfer Tax Exemption per NRS 375.090, Section #5 \_\_\_\_\_
- b. Explain Reason for Exemption: PARENTS TO SON

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 *Anthony Paul Donohue* Capacity Grantor  
ANTHONY PAUL DONOHUE

Signature *Anthony Kyle Donohue* Capacity Grantee  
ANTHONY KYLE DONOHUE

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

Print Name: ANTHONY PAUL DONOHUE and SHONNA LEE DONOHUE  
Address: P O Box 291  
City: Pioche  
State: NV Zip: 89043

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

Print Name: ANTHONY KYLE DONOHUE and EVA DAWN DONOHUE  
Address: P O Box 297  
City: Pioche  
State: NV Zip: 89043

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

Print Name: Cow County Title Co. Escrow #: 79358  
Address: P.O. Box 518, 328 Main Street  
City: Pioche State: NV Zip: 89043

**AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED**