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OFFICIAL RECORD  
LESLIE BOUCHER, RECORDER

<b>A.P.N. No.:</b>	012-110-16, 012-110-17, and 012-110-18
<b>R.P.T.T.</b>	\$526.50
<b>Escrow No.:</b>	79260
<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>	
MATTHEW DALE BAILEY	
P O Box 206	
Plоче, NV 89043	

### GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That **BRENDA STEWART**, an unmarried woman for valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to **MATTHEW DALE BAILEY**, an unmarried man, 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:

Parcel 1

That portion of the Southwest Quarter (SW1/4) of the Southwest Quarter (SW1/4), Section 5, Township 2. South, Range 68 East, M.D.B. & M., more particularly described as follows:

Lot 2 of the Parcel Map for Ferne Carter recorded June 22, 1998 in the Office of the County Recorder of Lincoln County, Nevada in Book B of Plats, page 131 as File No. 111183, together with that certain Certificate of Amendment recorded September 21, 2001 in Book 158 of Official Records, page 325 as File No. 116988; and further amended by that certain Parcel Map recorded September 21, 2001 in Book B of Plats, page 396 as File No. 117001, Lincoln County, Nevada records.

ASSESSOR'S PARCEL NUMBER FOR 2017 - 2018: 012-110-16

Parcel 2

Parcels 3 and 4 of the Parcel Map for Lester C and Lorene W Matthews recorded July 2, 1986 in the Office of the County Recorder of Lincoln County, Nevada in Book A of Plats, page 261 as File No. 85233, Lincoln County, Nevada records.

ASSESSOR'S PARCEL NUMBER FOR 2017 - 2018: 012-110-17  
012-110-18

**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 anywise appertaining, and any reversions, remainders, rents, issues or profits thereof.

Dated: May 17, 2018

Brenda Stewart  
BRENDA STEWART

State of ALASKA

County of KETCHIKAN GATEWAY )  
BOROUGH ) ss.

This instrument was acknowledged before me on the 25<sup>th</sup> day of MAY, 2018 By:  
BRENDA STEWART

Signature: J. Johnson  
Notary Public  
Expiration Date: MARCH 11, 2019

Notary Public  
JAY JOHNSON  
State of Alaska  
My Commission Expires March 11, 2019

**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)

- a) 012-110-16
- b) 012-110-17
- c) 012-110-18
- 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 \$135,000.00  
 Deed in Lieu of Foreclosure Only (value of Property) ( \_\_\_\_\_ )  
 Transfer Tax Value: \$135,000.00  
 Real Property Transfer Tax Due: \$526.50

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 BRENDA STEWART Capacity Grantor

Signature *Matthew Dale Bailey* Capacity Grantee  
 MATTHEW DALE BAILEY

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

Print Name: BRENDA STEWART  
 Address: 324 Forest Park  
 City: Ketchikan  
 State: AK Zip: 99901

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

Print Name: MATTHEW DALE BAILEY  
 Address: P O Box 206  
 City: Pioche  
 State: NV Zip: 89043

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

Print Name: Cow County Title Co. Escrow #: 79260  
 Address: P.O. Box 518, 328 Main Street  
 City: Pioche State: NV Zip: 89043

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

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Signature Brenda Stewart Capacity Grantor  
BRENDA STEWART

Signature \_\_\_\_\_ Capacity Grantee  
MATTHEW DALE BAILEY

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

Print Name: BRENDA STEWART  
Address: 324 Forest Park  
City: Ketchikan  
State: AK Zip: 99901

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

Print Name: MATTHEW DALE BAILEY  
Address: P O Box 206  
City: Pioche  
State: NV Zip: 89043

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