

LINCOLN COUNTY, NV **2018-154924**
\$483.50
RPTT:\$448.50 Rec:\$35.00 **07/06/2018 03:07 PM**
FIRST AMERICAN TITLE PASEO VERDE Pgs=2 AK
OFFICIAL RECORD
LESLIE BOUCHER, RECORDER

A.P. No. 001-122-06 and 001-122-07 and
001-122-27

Escrow No. 116-2542381-dp/DMJ

R.P.T.T. \$448.50

WHEN RECORDED RETURN TO:

Alan Shepherd
PO Box 622
Pioche, NV 89043

MAIL TAX STATEMENTS TO:

Alan Shepherd
PO Box 622
Pioche, NV 89043

GRANT, BARGAIN and SALE DEED

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

The William F. Walker Revocable Living Trust with William F. Walker as Trustee as an undivided 50% interest and The Norma J. Walker Revocable Living Trust with Norma J. Walker as Trustee as an undivided 50% interest

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

Alan Shepherd, a single man

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

ALL OF LOTS NUMBERED SIXTEEN (16), SEVENTEEN (17), EIGHTEEN (18), NINETEEN (19), TWENTY (20), TWENTY-ONE (21), EAST HALF OF LOT NUMBER TWENTY-TWO (22), EAST HALF OF LOT NUMBER SEVENTY-ONE (71), SEVENTY-TWO (72) AND SEVENTY-THREE (73) ALL IN BLOCK NUMBERED TWENTY-THREE (23) IN THE TOWN OF PIOCHE, LINCOLN COUNTY, NEVADA, AS THE SAME ARE PLATTED AND DESCRIBED ON THE OFFICIAL PLAT OF SAID TOWN NOW ON FILE AND OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF SAID LINCOLN COUNTY, AND TO WHICH PLAT AND THE RECORDS THEREOF REFERENCE IS HEREBY MADE FOR FURTHER PARTICULAR DESCRIPTION.

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: 06/18/2018

The William F. Walker Revocable Living Trust
with William F. Walker as Trustee

William F. Walker Trustee
William F. Walker, Trustee

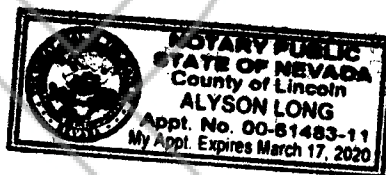
The Norma J. Walker Revocable Living Trust
with Norma J. Walker as Trustee

Norma J. Walker Trustee
Norma J. Walker, Trustee

STATE OF NEVADA)
 : ss.
COUNTY OF Lincoln)

This instrument was acknowledged before me on
June 26, 2018 by
William F. Walker and Norma J. Walker .

Alyson Long
Notary Public
(My commission expires: *March 17, 2020*)



This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated
06/18/2018 under Escrow No. 116-2542381

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 001-122-06
- b) 001-122-07
- c) 001-122-27
- 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: \$115,000.00
- b) Deed in Lieu of Foreclosure Only (value of property) (\$ _____)
- c) Transfer Tax Value: \$115,000.00
- d) Real Property Transfer Tax Due \$448.50

4. **If Exemption Claimed:**

- a. Transfer Tax Exemption, per 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: [Signature]

Capacity: Agent

Signature: _____

Capacity: _____

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

The William F. Walker Revocable Living Trust and The Norma J.

Print Name: Walker Revocable Living Trust

Print Name: Alan Shepherd

Address: P.O. Box 91

Address: PO Box 622

City: Pioche

City: Pioche

State: NV Zip: 89043-0000

State: NV Zip: 89043

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

First American Title Insurance

Print Name: Company

File Number: 116-2542381 dp/ JB

Address: 2500 Paseo Verde Parkway, Suite 120

City: Henderson

State: NV Zip: 89074

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