

APN: 013-080-04  
013-100-14  
013-100-17

RETURN RECORDED DEED TO:  
Boyd J. Wittwer and Penny A. Wittwer  
P.O. Box 7276  
Bunkerville, Nevada 89007

GRANTEE/MAIL TAX STATEMENTS TO:  
Boyd J. Wittwer and Penny A. Wittwer  
P.O. Box 7276  
Bunkerville, Nevada 89007

LINCOLN COUNTY, NV 2018-155078  
Rec:\$35.00  
Total:\$35.00 08/16/2018 09:53 AM  
DYLAN V. FREHNER Pgs=4 AK



OFFICIAL RECORD  
LESLIE BOUCHER, RECORDER

E07

**GRANT BARGAIN AND SALE DEED**

THIS INDENTURE, made and entered into this 17 day of July, 2018, between, Harold E. Wittwer as Trustee of The 1999 Harold E. Wittwer and Annita Wittwer Revocable Trust, the party of the first part hereinafter referred to as "GRANTOR", and Boyd J. Wittwer and Penny A. Wittwer, husband and wife as joint tenants with a right of survivorship, the party of the second part hereinafter referred to as "GRANTEE."

**WITNESSETH:**

That the GRANTORS, in consideration of Ten Dollars (\$10), lawful money of the United States of America, and other good and valuable consideration, in hand paid by the GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, do hereby grant, bargain, sell and convey unto the GRANTEES, and to their heirs and assigns, forever, all their right, title and interest in and to those certain lots, pieces and parcels of land situate in Mount Diablo Meridian, County of Lincoln, State of Nevada, and more particularly described as follows, to-wit:

APN 013-080-04, further described as:

The West ½ Southwest ¼ Southeast ¼ and the West ½ East ½ Southwest ¼ Southeast ¼ of Section 32, Township 4 South, Range 70 East, MDB&M, Lincoln County, Nevada and consisting of approximately 30 acres.

APN 013-100-14, further described as:

Parcel 4 of the Merger and Resubdivision of Plat Book D, Pages 11 and 48 for the 1999 Harold E. Wittwer and Annita Wittwer Revocable Trust recorded in the official records of Lincoln County as Document #0142249 in Book D, Page 0080 and consisting of approximately 12.29 acres.

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APN 013-100-17, further described as:

Parcel 7 of the Merger and Resubdivision of Plat Book D, Pages 11 and 48 for the 1999 Harold E. Wittwer and Annita Wittwer Revocable Trust recorded in the official records of Lincoln County as Document #0142249 in Book D, Page 0080 and consisting of approximately 13.77 acres.

TOGETHER WITH all and singular the tenements, hereditaments, and appurtenances thereunto belonging or in anywise appertaining and the reversion(s), remainder(s), rents, issues and profits thereof; also all possession, claim and demand whatsoever, as well as in law as in equity of the said party of the first part, of, in, or to the said premises.

TO HAVE AND TO HOLD, all and singular, the said premises together with the appurtenances, unto the said GRANTEES, and to their heirs and assigns, forever.

IN WITNESS WHEREOF, the GRANTORS have hereunto set his hand the day and year first above written.

Harold E. Wittwer

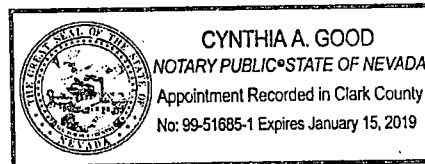
HAROLD E. WITTWER, Trustee of  
The 1999 Harold E. Wittwer and  
Annita Wittwer Revocable Trust

State of Nevada )  
County of Clark )<sup>ss.</sup>

On this 17 day of July, 2018, \*\*\*HAROLD E. WITTWER, Trustee\*\*\* personally appeared before me and proved to me to be the person described in and who executed the foregoing Grant Bargain and Sale Deed, who acknowledged that he executed the same freely and voluntarily and for the uses and purposes therein mentioned.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal.

Cynthia A. Good  
NOTARY PUBLIC



**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)  
 a. 013-080-04  
 b. ~~013-080-14~~ 013-100-14  
 c. ~~013-080-17~~ 013-100-17  
 d. \_\_\_\_\_

2. Type of Property:
- |  |   |
|--|---|
| a. <input type="checkbox"/> Vacant Land  | b. <input checked="" type="checkbox"/> Single Fam. Res. |
| c. <input type="checkbox"/> Condo/Twnhse | d. <input type="checkbox"/> 2-4 Plex                    |
| e. <input type="checkbox"/> Apt. Bldg    | f. <input type="checkbox"/> Comm'l/Ind'l                |
| g. <input type="checkbox"/> Agricultural | h. <input type="checkbox"/> Mobile Home                 |
| <input type="checkbox"/> Other           |   |

<b>FOR RECORDERS OPTIONAL USE ONLY</b>	
Book _____	Page: _____
Date of Recording: _____	
Notes: <u>Trust on File AR</u>	

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

4. **If Exemption Claimed:**  
 a. Transfer Tax Exemption per NRS 375.090, Section 7  
 b. Explain Reason for Exemption: A transfer of title to or from a trust without consideration if a certificate of trust is presented at time of transfer.

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 Harold E. Withers Capacity: Grantor/Trustee  
 Signature Boyd L. Withers Capacity: Grantee

**SELLER (GRANTOR) INFORMATION**  
**(REQUIRED)**  
 Print Name: See Attached  
 Address: \_\_\_\_\_  
 City: \_\_\_\_\_  
 State: \_\_\_\_\_ Zip: \_\_\_\_\_

**BUYER (GRANTEE) INFORMATION**  
**(REQUIRED)**  
 Print Name: See Attached  
 Address: \_\_\_\_\_  
 City: \_\_\_\_\_  
 State: \_\_\_\_\_ Zip: \_\_\_\_\_

**COMPANY/PERSON REQUESTING RECORDING (Required if not seller or buyer)**  
 Print Name: Dylan V. Frehner Escrow # \_\_\_\_\_  
 Address: P.O. Box 517  
 City: Proche State: NV Zip: 89043

SELLER (GRANTOR)/ BUYER (GRANTEE) INFORMATION

SELLER (GRANTOR)

Harold E. Wittwer, Trustee and  
Annita Wittwer, Trustee of The 1999 Harold E. Wittwer  
and Annita Wittwer Revocable Trust  
P.O. Box 425  
Mesquite, Nevada 89024

BUYER (GRANTEE)

Boyd J. Wittwer and Penny A. Wittwer  
P.O. Box 7276  
Bunkerville, Nevada 890047

