

LINCOLN COUNTY, NV 2018-155220
RPTT:\$468.00 Rec:\$35.00
Total:\$503.00 09/11/2018 03:24 PM
COW COUNTY TITLE CO. Pgs=3 AK

A.P.N. No.:	002-101-03
R.P.T.T.	\$468.00
Escrow No.:	80056
Recording Requested By:	
Cow County Title Co.	
Mail Tax Statements To:	<i>Same as below</i>
When Recorded Mail To:	
JOHN ANTHONY ALLEN and LESLIE LEIGH ALLEN	
P O Box 615	
Panaca, NV 89042	



OFFICIAL RECORD
LESLIE BOUCHER, RECORDER

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That **TYLER FREE and FABIOLA FREE, as husband and wife** for valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to **JOHN ANTHONY ALLEN and LESLIE LEIGH ALLEN, as husband and wife as community property with rights of survivorship**, 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:

The revised Lot 4 as given in the Record of Survey, Boundary Line Adjustment Map recorded under Document No. 148282 filed in Plat Book D at page 157, located in the Sungold Subdivision Number One in the Town of Panaca, Lincoln County, Nevada in Section 9 of Township 2 South, Range 68 East, Mount Diablo Meridian, and more particularly described as follows:

Beginning at the Northeast corner of said revised Lot 4 from which the North Quarter corner of said Section 9 bears N 43°27'16E 1330.89';

Thence S 0°48'28" W 48.75'* along the East side of said revised Lot 4;

Thence S 0°38'01" W 38.38'* also along the East side of said revised Lot 4;

Thence N 89°11'32" W 123.70'* along the South side of said revised Lot 4;

Thence N 0°48'28" E 87.13'* along the West side of said revised Lot 4;

Thence S 89°11'32" E 123.58'* along the North side of said revised Lot 4 to the point of beginning.

The basis of bearings is the East line of Lot 1 Block 44 of the Town of Panaca, Lincoln County, Nevada given as N 00°48'28" E in Plat D at page 147, Lincoln County records.

* = at or to a rebar with plastic cap stamped L Smith PLS 12751

The above legal description is a metes and bounds description and was obtained from a Grant, Bargain, Sale Deed, recorded November 25, 2015 in Book 299 Official Records, page 719, as File No. 148621 Lincoln County, Nevada records.

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


ASSESSOR'S PARCEL NUMBER FOR 2018 - 2019: 002-101-03

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

Dated: August 29, 2018



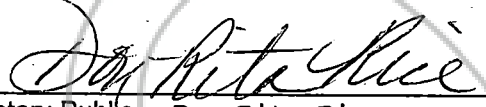
TYLER FREE

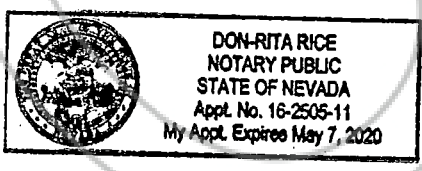


FABIOLA FREE

State of Nevada)
) ss.
County of LINCOLN)

This instrument was acknowledged before me on the 30th day of August , 2018 By:
TYLER FREE and FABIOLA FREE

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



**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a) 002-101-03
 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 \$120,000.00
 Deed in Lieu of Foreclosure Only (value of Property) (_____)
 Transfer Tax Value: \$120,000.00
 Real Property Transfer Tax Due: \$468.00

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  Capacity Grantor
 TYLER FREE

Signature _____ Capacity Grantee
 JOHN ANTHONY ALLEN

SELLER (GRANTOR) INFORMATION
(REQUIRED)
 Print Name: TYLER FREE and FABIOLA FREE
 Address: P O Box 120
 City: Pioche
 State: NV Zip: 89043

BUYER (GRANTEE) INFORMATION
(REQUIRED)
 Print Name: JOHN ANTHONY ALLEN and LESLIE LEIGH ALLEN
 Address: P O Box 615
 City: Panaca
 State: NV Zip: 89042

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)
 Print Name: Cow County Title Co. Escrow #: 80056
 Address: P.O. Box 518, 328 Main Street
 City: Pioche State: NV Zip: 89043