

A.P.N.: 012-060-37
File No: 119-2554478 (RC)
R.P.T.T.: \$526.50

LINCOLN COUNTY, NV **2018-155664**
\$561.50
RPTT:\$526.50 Rec:\$35.00 12/31/2018 02:35 PM
FIRST AMERICAN TITLE PASEO VERDE Pgs=3 AK
OFFICIAL RECORD
LESLIE BOUCHER, RECORDER

When Recorded Mail To: Mail Tax Statements To:
Landon T. Cole and Kelbee Cheeney
2918 Frehner Ranch Road
Pioche, NV 89043

GRANT, BARGAIN and SALE DEED

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

Mary Jean Lucht and James R. Stewart, wife and husband as joint tenants with rights of survivorship

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

Landon T. Cole, a single man and Kelbee Cheeney, a single woman as joint tenants

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

SITUATED IN THE NORTH HALF (N 1/2) OF SECTION 6, TOWNSHIP 1 SOUTH, RANGE 69 EAST, M.D.B & M., MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL 1

PARCEL 3 AS SHOWN ON SUBSEQUENT PARCEL MAP FOR DAN AND JUDY FREHNER, RECORDED MAY 17, 2002 IN BOOK B OF PLATS, PAGE 429 AS FILE NO. 118166, IN THE OFFICE OF THE COUNTY RECORDER OF LINCOLN COUNTY, NEVADA.

PARCEL 2

A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS AND INCIDENTAL PURPOSES THERETO OVER AND ACROSS THOSE PORTIONS OF PARCEL 4 LYING WITHIN THE 40 FOOT ROAD RIGHT OF WAY AS SHOWN BY MAP THEREOF RECORDED MAY 17, 2002 IN BOOK B OF PLATS, PAGE 429 AS FILE NO. 118166, LINCOLN COUNTY, NEVADA RECORDS.

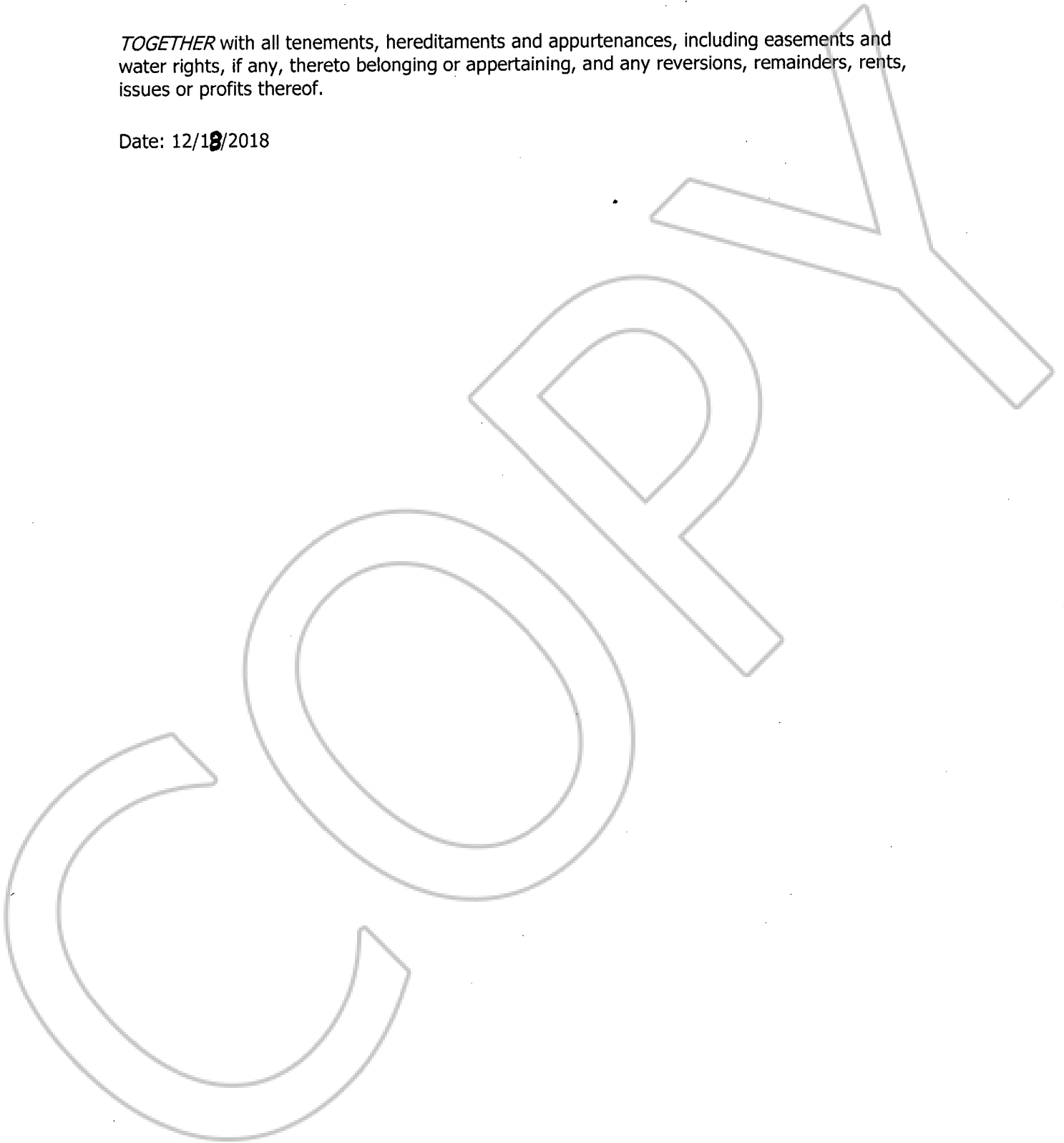
Subject to

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: 12/18/2018



Mary Jean Lucht

Mary Jean Lucht

Mary Jean Lucht

James R Stewart

James R Stewart

James R Stewart

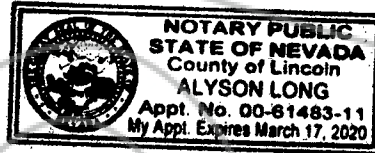
STATE OF NEVADA)
) : ss.
COUNTY OF ~~CLARK~~)
) Lincoln

This instrument was acknowledged before me on
December 19, 2018 by
Mary Jean Lucht and James R Stewart.

Alyson Long

Notary Public

(My commission expires: March 17, 2020)



Alyson Long

3/17/20

00-61483-11

This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated 12/18/2018 under Escrow No. 119-2554478

COPIES

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 012-060-37
- 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 RECORDERS OPTIONAL USE

Book _____ Page: _____
Date of Recording: _____
Notes: _____

- 3. a) Total Value/Sales Price of Property: \$135,000.00
- b) Deed in Lieu of Foreclosure Only (value of property) (\$ _____)
- c) Transfer Tax Value: \$135,000.00
- d) Real Property Transfer Tax Due \$526.50

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: *S. Waleh*
Signature: _____

Capacity: Agent
Capacity: _____

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

Print Name: Mary Jean Lucht and James R Stewart
Address: 1655 E 10500 S
City: Malad City
State: ID Zip: 83252-4917

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

Print Name: Landon T. Cole and Kelbee Cheaney
Address: 2918 Frehner Ranch Road
City: Pioche
State: NV Zip: 89043

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

Print Name: Company
Address: 7251 West Lake Mead Blvd, Suite 100
City: Las Vegas

File Number: 119-2554478 RC/ SW
State: NV Zip: 89128

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