

A.P. No. 001-091-04  
Escrow No. 116-2562675-dp/lf  
R.P.T.T. \$343.20

*WHEN RECORDED RETURN TO:*

Patrick A. Yeager  
PO Box 461  
Pioche, NV 89043

*MAIL TAX STATEMENTS TO:*

Patrick A. Yeager  
PO Box 461  
Pioche, NV 89043

**GRANT, BARGAIN and SALE DEED**

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

Larry Richards, Judie Richards, and Darby Porter, a married woman, as joint tenants with full rights of survivorship

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

Patrick A. Yeager, an unmarried man

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

**ALL OF LOTS SIX (6), SEVEN (7), EIGHT (8), NINE (9) AND TEN (10) AND THE NORTH HALF (N 1/2) OF LOT ELEVEN (11) IN BLOCK THIRTY-ONE (31), IN THE TOWN OF PIOCHE, LINCOLN, COUNTY, NEVADA.**

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.

*Larry M. Richards*

Larry M. Richards

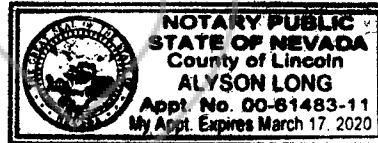
*Judie Richards*  
Judie Richards

*Darby Porter*  
Darby Porter

STATE OF NEVADA )  
: ss.  
COUNTY OF Lincoln )

This instrument was acknowledged before me on  
5-4-19 by  
**Larry M. Richards and Judie Richards and  
Darby Porter.**

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



This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated 05/01/2019 under Escrow No. 116-2562675

**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)  
 a) 001-091-04  
 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 \_\_\_\_\_

<b>FOR RECORDERS OPTIONAL USE</b>	
Book _____	Page: _____
Date of Recording: _____	
Notes: _____	

3. a) Total Value/Sales Price of Property: \$88,000.00  
 b) Deed in Lieu of Foreclosure Only (value of property) ( \$ \_\_\_\_\_ )  
 c) Transfer Tax Value: \$88,000.00  
 d) Real Property Transfer Tax Due \$343.20

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]  
 Signature: \_\_\_\_\_

Capacity: Agent  
 Capacity: \_\_\_\_\_

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

Print Name: Larry M. Richards and Judie Richards and Darby Porter  
 Address: P.O. Box 744  
 City: Pioche  
 State: NV      Zip: 89043

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

Print Name: Patrick A. Yeager  
 Address: PO Box 461  
 City: Pioche  
 State: NV      Zip: 89043

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

Print Name: First American Title Insurance Company      File Number: 116-2562675 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)