

A.P.N.: 002-122-03
File No: 116-2570397 (SC)
R.P.T.T.: \$573.30

LINCOLN COUNTY, NV
\$608.30
RPTT:\$573.30 Rec:\$35.00
FA NV DIRECT TITLE
OFFICIAL RECORD
AMY ELMER, RECORDER

2019-157025
09/20/2019 04:42 PM
Pgs=2 KE

When Recorded Mail To: Mail Tax Statements To:
David K. Pearson and Sara L. Pearson
121 North Fifth Street
Panaca, NV 89042

GRANT, BARGAIN and SALE DEED

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

Dennis Lamar Roden and Dana Louise Roden, Trustees, or their successors in Trust,
under The Roden Family Trust dated May 31, 2001 and any amendments there to

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

David K. Pearson and Sara L. Pearson, husband and wife as joint tenants with right of
survivorship

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

**THE NORTH HALF OF LOT NUMBER 2 IN BLOCK NUMBERED 36, TOGETHER WITH ALL
IMPROVEMENTS THEREON AND THE CONTENTS THEREOF; AS SAID LOT AND BLOCK
ARE DELINEATED ON THE OFFICIAL PLAT OF SAID TOWNSITE NOW ON FILE IN THE
OFFICE OF THE COUNTY RECORDER OF SAID COUNTY OF LINCOLN.**

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.

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.

Date: 09/12/2019

Roden Family Living Trust

Dennis Lamar Roden, Trustee

Dennis Lamar Roden, Trustee

Dana Louise Roden, Trustee

Dana Louise Roden, Trustee

Dana (D & R)

STATE OF NEVADA)

Lincoln) ss.
COUNTY OF CLARK)

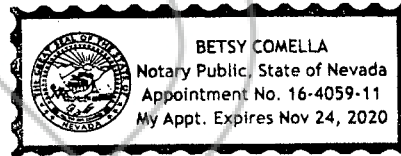
This instrument was acknowledged before me on

September 12, 2019 by

Roden Family Living Trust.

Betsy Comella
Notary Public

(My commission expires: 11-24-20)



This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated 09/12/2019 under Escrow No. 116-2570397

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 002-122-03
- 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 RECORDERS OPTIONAL USE	
Book _____	Page: _____
Date of Recording: _____	
Notes: _____	

- 3. a) Total Value/Sales Price of Property: \$147,000.00
- b) Deed in Lieu of Foreclosure Only (value of property) (\$ _____)
- c) Transfer Tax Value: \$147,000.00
- d) Real Property Transfer Tax Due \$573.30

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)**

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

Print Name: Roden Family Living Trust

Print Name: David K. Pearson and Sara L. Pearson

Address: P.O. Box 465

Address: 121 North Fifth Street

City: Panaca

City: Panaca

State: NV Zip: 89042

State: NV Zip: 89042

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

Print Name: FA-NV-Direct Title/First American Title Insurance Company

File Number: 116-2570397 SC/ br

Address: 2500 Paseo Verde Parkway, Suite 120

City: Henderson

State: NV Zip: 89074

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