

LINCOLN COUNTY, NV **2019-157250**
Rec:\$35.00
Total:\$35.00 **10/29/2019 04:14 PM**
COW COUNTY TITLE Pgs=4 KE



OFFICIAL RECORD
AMY ELMER, RECORDER

E05

001-093-12

APN: 001-093-04; 001-093-11;
ESCROW NO: 03324576-330-LD1
WHEN RECORDED MAIL TO and
MAIL TAX STATEMENT TO:

Richard L. Sidford
P O Box 37
Pioche, NV 89043

cct81354

GRANT, BARGAIN, SALE DEED

R.P.T.T. Exempt 5

THIS INDENTURE WITNESSETH: That

Elizabeth J. Sidford, spouse of the grantee herein

FOR A VALUABLE CONSIDERATION, the receipt of which is hereby acknowledged, do(es) hereby Grant, Bargain, Sell and Convey to

Richard L. Sidford, a married man as his sole and separate property

all that real property situated in the City of Pioche, County of Lincoln, State of Nevada, described as follows:

For legal description of the real property, see Exhibit A attached hereto and made a part hereof.

GRANTOR HEREIN EXECUTES THIS INSTRUMENT FOR THE SOLE PURPOSE OF RELINQUISHING ANY AND ALL CLAIM OR CLAIMS OF COMMUNITY PROPERTY INTEREST HE/SHE HAS OR MAY HAVE IN AND TO THE WITHIN DESCRIBED REAL PROPERTY

SUBJECT TO: 1. Taxes for the fiscal year 2019 - 2020.
2. Rights of Way, reservations, restrictions, easements, and conditions of record.

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

Witness my hand this 28th day of October, 2019.

Elizabeth J. Sidford
Elizabeth J. Sidford

STATE OF NEVADA
COUNTY OF LINCOLN } ss:

On October 28, 2019, personally appeared before me, a Notary Public in and for said County and State, Elizabeth J. Sidford, who acknowledged to me that she executed the same.

WITNESS my hand and official seal.

Don-Rita Rice
NOTARY PUBLIC in and for said County and State.
Don-Rita Rice

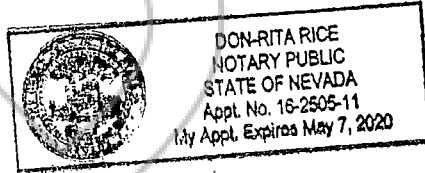


EXHIBIT "A" LEGAL DESCRIPTION

File No.: 81354

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

That portion of Section 22, Township 1 North, Range 67 East, M.D.B. & M., more particularly described as follows:

PARCEL 1

Lots 14, 15, 16, and 17 in Block 1 in the TOWN OF PIOCHE, as shown on the Official Plat of said Town of Pioche, recorded January 5, 1874 in the Office of the County Recorder of Lincoln County, Nevada in Book A of Plats, pages 37, 38 and 39; and further delineated by the Survey Maps compiled August 28, 1947 and filed in Book A of Plats, pages 55, 56 and 57, Lincoln County, Nevada records.

ASSESSOR'S PARCEL NUMBER FOR 2019 - 2020: 001-093-04

PARCEL 2

Lot 12 in Block 1 in the TOWN OF PIOCHE, as shown on the Official Plat of said Town of Pioche, recorded January 5, 1874 in the Office of the County Recorder of Lincoln County, Nevada in Book A of Plats, pages 37, 38 and 39; and further delineated by the Survey Maps compiled August 28, 1947 and filed in Book A of Plats, pages 55, 56 and 57, Lincoln County, Nevada records.

ASSESSOR'S PARCEL NUMBER FOR 2019 - 2020: 001-093-11

PARCEL 3

Lot 13 in Block 1 in the TOWN OF PIOCHE, as shown on the Official Plat of said Town of Pioche, recorded January 5, 1874 in the Office of the County Recorder of Lincoln County, Nevada in Book A of Plats, pages 37, 38 and 39; and further delineated by the Survey Maps compiled August 28, 1947 and filed in Book A of Plats, pages 55, 56 and 57, Lincoln County, Nevada records.

ASSESSOR'S PARCEL NUMBER FOR 2019 - 2020: 001-093-12

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)

- a. 001-093-04
- b. 001-093-11
- c. 001-093-12
- 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
- Other _____

FOR RECORDER'S OPTIONAL USE ONLY

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

- 3. a. **Total Value/Sales Price of Property:** \$ -0-
- b. Deed in Lieu of Foreclosure Only (value of property) (\$ -0-)
- c. Transfer Tax Value: \$ -0-
- d. Real Property Transfer Tax Due: \$ -0-

4. If Exemption Claimed:

- a. Transfer Tax Exemption, per NRS 375.090, Section 5 _____
- b. Explain Reason for Exemption: Transfer from spouse to release community property interest without consideration

- 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 Elizabeth J. Sidford Capacity Grantor
Signature R.L. Sidford Capacity Grantee

SELLER (GRANTOR) INFORMATION
(REQUIRED)

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Elizabeth J. Sidford _____ Print Name: Richard L. Sidford _____
Address: P O Box 37 _____ Address: P O Box 37 _____
City/State/Zip: Pioche, NV 89043 _____ City/State/Zip: Pioche, NV 89043 _____

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

Lawyers Title of Nevada, Inc. Escrow #: 3324576-330-LD1
1401 N. Green Valley Parkway Escrow Officer: Loryann Dixon
Henderson, NV 89074
Cow County Title Co, P O Box 518, Pioche, NV 89043 #81354
AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED