

A.P.N.: 003-121-27  
File No: 13895-2576438 (TV)  
R.P.T.T.: \$838.50

LINCOLN COUNTY, NV **2019-157875**  
\$873.50  
RPTT:\$838.50 Rec:\$35.00 12/13/2019 12:56 PM  
FA NV NTC MAIN Pgs=2 AE  
OFFICIAL RECORD  
AMY ELMER, RECORDER

When Recorded Mail To: Mail Tax Statements To:  
Steven A. Robinson, John Hainsworth and Pauline  
Hainsworth, Frances W Robinson  
17996 Dorsey Wy  
Fontana, CA 92335

### ***GRANT, BARGAIN and SALE DEED***

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

Jeremiah Wagener and Elizabeth Fowler, husband and wife, as joint tenants with right of survivorship

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

Steven A. Robinson, a widow and John Hainsworth and Pauline Hainsworth, husband and wife as joint tenants and Frances W Robinson, a single man, all as joint tenants

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

**THAT PORTION OF THE SOUTH HALF (SW 1/2) OF THE NORTHEAST QUARTER (NE 1/4) AND NORTH HALF (NE 1/2) OF THE SOUTHEAST QUARTER (SE 1/4), SECTION 7, TOWNSHIP 4 SOUTH, RANGE 67 EAST, M.D.B.&M., MORE PARTICULARLY DESCRIBED AS FOLLOWS:**

**PARCEL 7D OF THAT CERTAIN PARCEL MAP RECORDED DECEMBER 2, 1994 IN THE OFFICE OF THE COUNTY RECORDER OF LINCOLN COUNTY, NEVADA IN BOOK A OF PLATS, PAGE 435, AS FILE NO. 102807, LINCOLN COUNTY, NEVADA RECORDS.**

*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: 10/17/2019

Jeremiah Wagener  
Jeremiah Wagener  
Elizabeth Fowler  
Elizabeth Fowler

Jeremiah Wagener  
Elizabeth Fowler

STATE OF Nevada )  
COUNTY OF Lincoln ) ss.

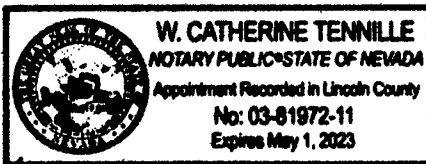
This instrument was acknowledged before me on December 6 2019 by  
**Jeremiah Wagener and Elizabeth Fowler.**  
Jeremiah Wagener (only)

W. Catherine Tennille  
Notary Public  
(My commission expires: May 1 2023)



This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed  
under Escrow No. **13895-2576438.**

In the County of Lincoln, State of Nevada subscribed  
and sworn to before me this 9 day of December 2019 by  
Elizabeth Fowler



W. Catherine Tennille  
Notary Signature and seal

\* W. Catherine Tennille  
Nevada  
Lincoln  
03-81972-11  
5/1/23

**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)  
 a) 003-121-27  
 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: \$215,000.00  
 b) Deed in Lieu of Foreclosure Only (value of property) ( \$ \_\_\_\_\_ )  
 c) Transfer Tax Value: \$215,000.00  
 d) Real Property Transfer Tax Due \$838.50

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: X Elizabeth Fowler  
 Signature: \_\_\_\_\_

Capacity: Grantor  
 Capacity: \_\_\_\_\_

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

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

Print Name: Jeremiah Wagener and Elizabeth Fowler  
 Address: PO Box 482  
 City: Caliente  
 State: NV Zip: 89008

Print Name: Steven A. Robinson and John Hainsworth and Pauline Hainsworth and Frances W Robinson  
 Address: 17990 Dorsey Way  
 City: Fontana  
 State: CA Zip: 92335

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

Print Name: FANV - Divorce Title First American Title  
 Address: 2500 Paseo Verde Pkwy #120  
 City: Henderson

File Number: 13895-2576438 TV/ TV  
 State: NV Zip: 89074

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