

After recording please return to:

Name: Cory Lytle
Address: HC 74 Box 243
1315 Mule Deer Road
City, State, Zip: Pioche, NV 89043
Phone: (775) 962-5417
Assessor's Parcel Number 006-071-14

LINCOLN COUNTY, NV 2020-157948
Rec:\$37.00
Total:\$37.00 01/09/2020 04:10 PM
TONI & RANDY LYTLE Pgs=3 KE



OFFICIAL RECORD E05
AMY ELMER, RECORDER

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GRANT, BARGAIN AND SALE DEED

THIS INDENTURE WITNESSETH:

That Randy G. Lytle and Toni C. Lytle, in consideration of TEN DOLLARS (\$10.00), the receipt of which is hereby acknowledged, does hereby grant, bargain and sell to Cory Lytle and Shawn Lytle, as tenants in common, all that real property situated in Spring Valley, County of Lincoln, State of Nevada, more particularly described as follows:

A tract of land situate in a portion of the northwest quarter of Section 5, Township 2 North, Range 70 East, and the southwest quarter of Section 5, Township 2 North, Range 70 East, MDBM, Lincoln County. Also being Parcel 2, of Parcel Map for the Gordon and Betty Lytle Family Trust. Document No. 0137498, in Book D, Page 036, filed in Lincoln County records and commonly known as Lower Betty's; and more particularly described as follows:

Beginning at a point monumented by a #5 rebar with cap stamped L SMITH PLS 12751 at a fence corner near the former county road, now abandoned, and used for ingress and egress; from which point of beginning the quarter corner monumented by a standard B.L.M. brass cap which is common to said Section 5 and 32 bears N 76°46'30" E 1219.25';
Thence* S 85 °44'11" E 895.88' to an angle point of said fence;
Thence * S 85°13'36" E 295.49' to the quarter section line to a #5 rebar with cap stamped L SMITH PLS 12751
Thence along the quarter section line S 00°08'48" E 3572.45' to a #5 rebar with cap stamped L SMITH PLS 12751;
Thence N 72°59'47" W 30.36' to the southeast fence corner of the property;
Thence* 89°51'26" W 810.55'** near which is the corner the ingress-egress of the former said county road;
Thence* S 84°26'10" W 1012.82'*** to the southwest corner;
Thence* N 45°08'57" E 262.04'***;
Thence* N 36°38'45" E 676.49'***;
Thence* N 16°58'47" W 1182.07'***;
Thence* N 10°12'13" E 822.79'***;
Thence N 71°18'33" E 170.04' along the said former county road to a fence corner;
Thence N 10°35'03" E 311.15' along the said former county road to a fence corner;
Thence N 03°22'02" E 720.18' along the said former county road to the point of beginning.

Subject to an ingress-egress easement along the east pasture fence and former county road.

The basis of bearings is the west line of the southwest quarter of Section 5, T.2N., R. 70E., M.D.M. given in the Bureau of Land Management survey records as N 00°2S'W.

** = to an angle point in said fence and #5 rebar with cap stamped L SMITH PLS 12751;

And containing 117.58 acres, more or less.

Together with any and all improvements situate thereon and together with any water rights appurtenant thereto.

NOTARY PUBLIC

TOGETHER WITH all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

WITNESS this 9th day of January, 2020.

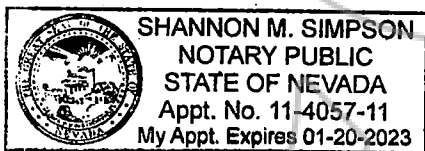
Randy G. Lytle
Randy G. Lytle

STATE OF NEVADA)
COUNTY OF LINCOLN)

Toni C. Lytle
Toni C. Lytle

This instrument was acknowledged before me on

this 9th day of January, 2020 by
** Randy Gordon Lytle ** and
** Toni Cottino Lytle **



Shannon M. Simpson
NOTARY PUBLIC

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a) 006-071-14 (LBETYS)
 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
 Other PASTURE

FOR RECORDER'S OPTIONAL USE ONLY	
Book: _____	Page: _____
Date of Recording: _____	
Notes: _____	

3. Total Value/Sales Price of Property \$ _____
 Deed in Lieu of Foreclosure Only (value of property) (_____)
 Transfer Tax Value: \$ _____
 Real Property Transfer Tax Due \$ _____

4. **If Exemption Claimed:**
 a. Transfer Tax Exemption per NRS 375.090, Section 5
 b. Explain Reason for Exemption: PARENTS TO SONS

5. Partial Interest: Percentage being transferred: _____ %
 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 Toni C Lytle Capacity Grantor
 Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)
 Print Name: RANDY G AND TONI C LYTLE
 Address: HC 74 Box 180
 City: PICCHE
 State: NV Zip: 89043

BUYER (GRANTEE) INFORMATION
(REQUIRED)
 Print Name: CORY LYTLE AND SHAWN LYTLE
 Address: HC 74 Box 243
 City: PICCHE
 State: NV Zip: 89043

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)
 Print Name: _____ Escrow #: _____
 Address: _____
 City: _____ State: _____ Zip: _____