

LINCOLN COUNTY, NV  
\$700.00  
RPTT:\$663.00 Rec:\$37.00  
FA NV DIRECT TITLE  
OFFICIAL RECORD  
AMY ELMER, RECORDER

**2020-158009**

01/21/2020 01:34 PM

Pgs=2 AK

A.P. No. 005-261-05  
Escrow No. 116-2576890-dp/CJ  
R.P.T.T. \$663.00

WHEN RECORDED RETURN TO:  
Amber Hall and Silas William Avery  
4582 Ray Way  
Sloan, NV 89054

MAIL TAX STATEMENTS TO:  
Amber Hall and Silas William Avery  
4582 Ray Way  
Sloan, NV 89054

**GRANT, BARGAIN and SALE DEED**

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

Roderick C. Alfano, Administrator of The Estate of Donna Lynn Bardine, deceased

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

Amber Hall and Silas William Avery, wife and husband as joint tenants with right of survivorship

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

**A PARCEL OF LAND SITUATE IN THE COUNTY OF LINCOLN, STATE OF NEVADA, DESCRIBED AS A PORTION OF THE SE 1/4 OF THE SE 1/4 OF THE SW 1/4, AND THE SW 1/4 OF THE SW 1/4 OF THE SE 1/4, SECTION 34, TOWNSHIP 5 NORTH, RANGE 67 EAST, MOUNT DIABLO BASE AND MERIDIAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:**

**BEGINNING AT A POINT WHICH IS THE SOUTH 1/4 CORNER OF SAID SECTION 34; THENCE S 89° 33' W A DISTANCE OF 118.40 FEET MORE OR LESS, TO THE SW CORNER; THENCE N 0° 04' 26" E A DISTANCE 655.89 FEET MORE OR LESS, TO THE NW CORNER; THENCE N 89° 35' 18" E A DISTANCE OF 663.8 FEET MORE OR LESS, TO THE NE CORNER; THENCE S 0° 02' E A DISTANCE OF 655.40 FEET MORE OR LESS, TO THE SE CORNER; THENCE @ 89° 33' W A DISTANCE OF 546.64 FEET TO THE POINT OF BEGINNING.**

**NOTE: THE ABOVE METES AND BOUND DESCRIPTION PREVIOUSLY APPEARED IN THAT CERTAIN DOCUMENT RECORDED MARCH 22, 2006 IN BOOK 214, PAGE 125 OF OFFICIAL RECORDS, LINCOLN COUNTY, NEVADA, AS INSTRUMENT NO. 126168.**

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.

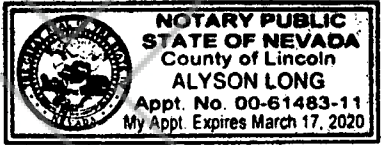
Roderick C. Alfano, Administrator of The Estate of Donna Lynn Bardine, deceased

[Signature]  
Roderick C. Alfano, Administrator

STATE OF NEVADA )  
                                  : ss.  
COUNTY OF Lincoln )

This instrument was acknowledged before me on January 3, 2020 by Roderick C. Alfano, Administrator of the Estate of Donna Lynn Bardine.

[Signature]  
Notary Public  
(My commission expires: March 17, 2020)



This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed under Escrow No. 116-2576890

**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 005-261-05
- 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: \$170,000.00
- b) Deed in Lieu of Foreclosure Only (value of property) ( \$ \_\_\_\_\_ )
- c) Transfer Tax Value: \$170,000.00
- d) Real Property Transfer Tax Due \$663.00

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)**

The Estate of Donna Lynn  
Print Name: Bardine, deceased  
Address: PO Box 406  
City: Caliente  
State: NV Zip: 89008

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

Amber Hall and Silas  
Print Name: William Avery  
Address: 4582 Ray Way  
City: Sloan  
State: NV Zip: 89054

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

FANV-Direct Title /First American Title  
Print Name: Insurance Company File Number: 116-2576890 dp/ dp  
Address: 2500 Paseo Verde Parkway, Suite 120  
City: Henderson State: NV Zip: 89074

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