



OFFICIAL RECORD  
AMY ELMER, RECORDER

A.P.N. No.:	002-073-08
R.P.T.T.	\$210.60
Escrow No.:	81653
Recording Requested By:	
Cow County Title Co.	
Mail Tax Statements To:	Same as below
When Recorded Mail To:	
STEVE CARROLL AND KANDRA CARROLL	
3861 W 1950 S	
Cedar City, UT 84720	

### GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That **THOMAS W. FOSTER and CONNIE J. FOSTER, husband and wife**, for valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to **STEVE CARROLL and KANDRA CARROLL**, husband and wife as joint tenants, all that real property situated in the County of Lincoln, State of Nevada, bounded and described as follows:

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

Lot 95 in SUN GOLD MANOR ADDITION, plat of which was recorded March 7, 1973, in Book A of Plats page 101, as Document No. 52689 in the Office of the County Recorder of Lincoln County, Nevada.

ASSESSOR'S PARCEL NUMBER FOR 2019 - 2020: 002-073-08

**SUBJECT TO:**

1. Taxes for the fiscal year;
2. Reservations, restrictions, conditions, rights, rights of way and easements, if any of record on said premises.

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and any reversions, remainders, rents, issues or profits thereof.

**CONNIE J. FOSTER**, joins in the execution of this deed for the purpose of releasing any community property interest she may now have or may be presumed to have in the future in the above described property.

Dated: January 02, 2020

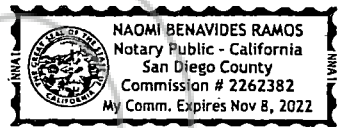
Thomas W. Foster  
THOMAS W. FOSTER

Connie J. Foster  
CONNIE J. FOSTER

State of California )  
County of San Diego ) ss.

This instrument was acknowledged before me on the 10 day of January, 2020 By:  
THOMAS W. FOSTER and CONNIE J. FOSTER

Signature: Naomi Benavides Ramon  
Notary Public  
Expiration Date: Nov. 8, 2022



**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)  
 a) 002-073-08  
 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 RECORDER'S OPTIONAL USE ONLY	
Book: _____	Page: _____
Date of Recording: _____	
Notes: _____	

3. Total Value/Sale Price of Property 53,990.00  
 Deed in Lieu of Foreclosure Only (value of Property) ( \_\_\_\_\_ )  
 Transfer Tax Value: 53,990.00  
 Real Property Transfer Tax Due: \$210.60

4. If Exemption Claimed:  
 a. Transfer Tax Exemption per NRS 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 *Thomas W. Foster* Capacity Grantor  
 THOMAS W. FOSTER

Signature \_\_\_\_\_ Capacity Grantee  
 STEVE CARROLL

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

Print Name: THOMAS W. FOSTER  
 Address: P O Box 231521  
 City: Encinitas  
 State: CA Zip: 92023

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

Print Name: STEVE CARROLL and KANDRA CARROLL  
 Address: 3861 W 1950 S  
 City: Cedar City  
 State: UT Zip: 84720

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

Print Name: Cow County Title Co. Escrow #: 81653  
 Address: P.O. Box 518, 328 Main Street  
 City: Pioche State: NV Zip: 89043

**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

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Signature \_\_\_\_\_ Capacity Grantor

THOMAS W. FOSTER

Signature *Steve Carroll* Capacity Grantee

STEVE CARROLL

**SELLER (GRANTOR) INFORMATION**

(REQUIRED)

Print Name: THOMAS W. FOSTER *Thomas J. Foster*

Address: P O Box 231521

City: Encinitas

State: CA Zip: 92023

**BUYER (GRANTEE) INFORMATION**

(REQUIRED)

Print Name: STEVE CARROLL and KANDRA CARROLL

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**AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED**