

LINCOLN COUNTY, NV  
\$754.60  
RPTT:\$717.60 Rec:\$37.00  
COW COUNTY TITLE CO.  
OFFICIAL RECORD  
AMY ELMER, RECORDER

**2020-158154**  
**03/05/2020 02:28 PM**  
Pgs=3 KE

APN: 003-091-12

Affix R.P.T.T. \$717.60

**RECORDING REQUESTED BY:**

**FIDELITY NATIONAL TITLE**

**WHEN RECORDED MAIL TO and MAIL TAX  
STATEMENT TO:**

**SEAN EVERETT**

**ALISHA EVERETT**

PO BOX 247

CALIENTE, NV 89008

**ESCROW NO: 00098492-013-KS1**

81764

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

THIS INDENTURE WITNESSETH: That

Betty A. Byrd, Sole Trustee of The Byrd Family Trust dated October 14, 1997

FOR A VALUABLE CONSIDERATION, the receipt of which is hereby acknowledged, do hereby Grant, Bargain Sell and convey to

Sean Everett and Alisha Everett, Husband and Wife as Community Property with Rights of Survivorship

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

**SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.**

Subject to: 

1. Taxes for the current fiscal year, paid current.
2. Conditions, covenants, restrictions, reservations, rights, rights of way and easements now of record, if any.

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

Witness my/our hand(s) this 22 day of February, 2020.

The Byrd Family Trust dated October 14, 1997

Betty Byrd  
By: Betty A. Byrd, Sole Trustee  
Byrd

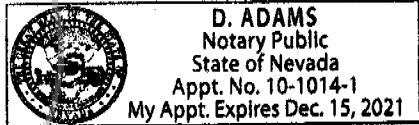
STATE OF NEVADA <sup>PA</sup>  
COUNTY OF ~~LINCOLN~~ Clark } ss:

On this February 22, 2020  
appeared before me, a Notary Public,  
Betty A. Byrd, Sole Trustee

personally known or proven to me to  
be the person(s) whose name(s) is/are  
subscribed to the above instrument,  
who acknowledged that he/she/they  
executed the instrument for the  
purposes therein contained.

D. Adams  
Notary Public

My commission expires: 12/15/21



**NOTARY JURAT FOR GRANT, BARGAIN, SALE DEED  
FOR ESCROW NO.: 00098492-013KS1**

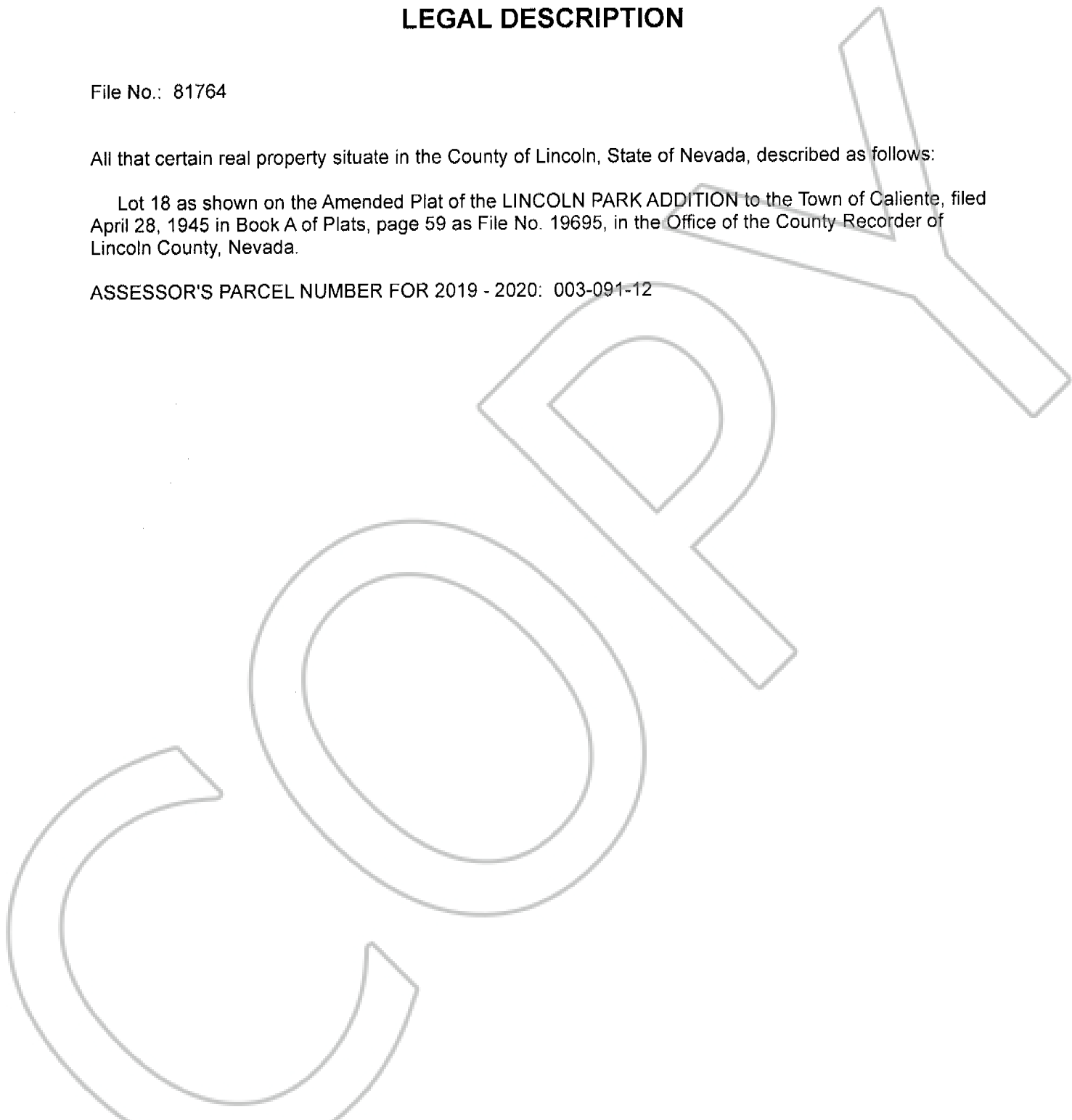
**EXHIBIT "A"  
LEGAL DESCRIPTION**

File No.: 81764

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

Lot 18 as shown on the Amended Plat of the LINCOLN PARK ADDITION to the Town of Caliente, filed April 28, 1945 in Book A of Plats, page 59 as File No. 19695, in the Office of the County Recorder of Lincoln County, Nevada.

ASSESSOR'S PARCEL NUMBER FOR 2019 - 2020: 003-091-12



**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
- a) 003-091-12
- 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	
Document/Instrument #	_____
Book: _____	Page: _____
Date of Recording:	_____
Notes:	_____

3. Total Value/Sales Price of Property: \$184,000.00

Deed in Lieu of Foreclosure Only (value of property): (0.00)

Transfer Tax Value: \$184,000.00

Real Property Transfer Tax Due: \$ 717.60

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 Seller/(Grantor)/Buyer (Grantee), 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 Betty Byrd Capacity Grantor

Signature \_\_\_\_\_ Capacity Grantee

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

Print Name Betty A. Byrd, Sole Trustee of  
The Byrd Family Trust dated  
October 14, 1997

Address: 4330 S. Eastern Ave #141

City, St., Zip: Las Vegas, NV 89119

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

Print Name: Sean Everett and Alisha Everett

Address: P.O. Box 247

City, St., Zip: Caliente, NV 89008

**COMPANY REQUESTING RECORDING**

Print Name: Cow County Title Co

Address: 761 S Raindance Dr

City/State/Zip: Pahrump NV 89048

Escrow #: 00098492-013