

LINCOLN COUNTY, NV

**2020-158173**

\$1,468.30

RPTT:\$1431.30 Rec:\$37.00 **03/13/2020 09:51 AM**

COW COUNTY TITLE CO.

Pgs=3 KE

**OFFICIAL RECORD**

**AMY ELMER, RECORDER**

**APN NO.:** 013-170-16

**RECORDING REQUESTED BY:**

Equity Title of Nevada

**WHEN RECORDED MAIL TO:**

Eric Medlin

1178 Butternut Ranch Court  
Henderson, NV 89052

**MAIL TAX STATEMENTS TO:**

SAME AS ABOVE

**Affix RPTT:** \$ 1,431.30

**ESCROW NO.:** 20-CAP-3714

81758

**GRANT, BARGAIN, SALE DEED**

THIS INDENTURE WITNESSETH THAT:

**Carl D. Pyatt and Helen E. Pyatt, husband and wife as joint tenants**

for a valuable consideration, the receipt of which is hereby acknowledged, do hereby Grant, Bargain  
Sell and convey to

**Eric Medlin, an unmarried man**

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

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

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

**SUBJECT TO:**

1. General and special taxes for the current fiscal year.
2. Covenants, conditions, restrictions, rights of way, easements and reservations of record.

**SELLER:**

Carl D. Pyatt  
Carl D. Pyatt

Helen E. Pyatt  
Helen E. Pyatt

STATE OF Nevada  
COUNTY OF Lincoln

This instrument was acknowledged before me on this 10<sup>th</sup> day of  
March, 2020, by Carl D. Pyatt and Helen E. Pyatt.

Betsy Comella  
Signature of notarial officer

My Commission Expires: 11-24-20



# EXHIBIT "A" LEGAL DESCRIPTION

File No.: 81758

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

The Northeast Quarter (NE1/4) of the Southeast Quarter (SE1/4) of the Northeast Quarter (NE1/4) of Section 14, Township 3 South, Range 67 East, M.D.B.&M.

EXCEPTING THEREFROM the Westerly 25 feet for road and power easement.

ASSESSOR'S PARCEL NUMBER FOR 2019 - 2020: 013-170-16

**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)  
a) 013-170-16  
b)  
c)  
d)

**FOR RECORDER'S OPTIONAL USE ONLY**  
Book: \_\_\_\_\_ Page: \_\_\_\_\_  
Date of Recording: \_\_\_\_\_  
Notes: \_\_\_\_\_

2. Type of Property:  
a) Vacant Land                      b)  $\times$  Single Fam. Res  
c) Condo/Twnhse                    d) 2-4 Plex  
e) Apt. Bldg                          f) Comm'l/Ind'l  
g) Agricultural                      h) Mobile Home  
Other \_\_\_\_\_

3. a) Total Value/Sales Price of Property                      \$ 367,000.00  
b) Deed in Lieu of Foreclosure Only (value of property)    ( \_\_\_\_\_ )  
c) Transfer Tax Value:                                              \$ 367,000.00  
d) Real Property Transfer Tax Due                                \$ 1,431.30

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

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: Carl D. Pyatt                      Helen E. Pyatt Capacity: sellers  
Signature: \_\_\_\_\_ Capacity: \_\_\_\_\_

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

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

Print Name: Carl D. Pyatt and Helen E. Pyatt  
Address: 780W 2820 South  
City: Perry  
State: UT Zip: 84302

Print Name: Eric J. Medlin  
Address: 1178 Butternut Court  
City: Henderson  
State: NV Zip: 89042

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

Print Name: Cow County Title Co  
Address: 761 S Rainsance Dr  
City, State & Zip: Pahrump NV 89048

Escrow #: 20-CAP-3714

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

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Signature: \_\_\_\_\_ Capacity: \_\_\_\_\_

Signature: [Signature] Capacity: Grantee

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**(REQUIRED)**

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Print Name: Carl D. Pyatt and Helen E. Pyatt  
Address: 780 W 2620 South  
City: Perry  
State: UT Zip: 84902

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