

LINCOLN COUNTY, NV  
\$407.50  
RPTT:\$370.50 Rec:\$37.00  
FA NV DIRECT TITLE  
OFFICIAL RECORD  
AMY ELMER, RECORDER

**2020-158369**

**05/21/2020 03:04 PM**

Pgs=3 AK

*A.P. No.* 001-087-09  
*Escrow No.* 116-2581531-dp/lf  
*R.P.T.T.* \$370.50

*WHEN RECORDED RETURN TO:*  
Laurie Diane Cole Revocable Living Trust  
243 Hoffman Street  
Pioche, NV 89043

*MAIL TAX STATEMENTS TO:*  
Laurie Diane Cole Revocable Living Trust  
243 Hoffman Street  
Pioche, NV 89043

**GRANT, BARGAIN and SALE DEED**  
**\*\*\*signed in counterparts\*\*\***

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

Lorena A. Stever and Kathleen M. Hiatt, Successor Trustees of The Cole Family Living Trust dated the 22nd day of April, 2004

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

Laurie Diane Cole, Trustee of the Laurie Diane Cole Revocable Living Trust dated July 20, 2015

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

**LOTS 24, 25, 26, 27, 28 AND 28A IN BLOCK 3 AS SAID LOTS AND BLOCK ARE DELINEATED ON THE OFFICIAL PLAT OF THE TOWN OF PIOCHE ON FILE IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY OF LINCOLN, STATE OF NEVADA.**

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.



Lorena A. Stever and Kathleen M. Hiatt,  
Successor Trustees of The Cole Family Living  
Trust dated the 22nd day of April, 2004

~~\*signed in counterpart\*~~  
Lorena A. Stever, Successor Trustee

Kathleen M. Hiatt Successor Trustee  
Kathleen M. Hiatt, Successor Trustee

STATE OF Nevada )  
                                  : ss.  
COUNTY OF )  
Lincoln

This instrument was acknowledged before me on  
5-19-2020 by  
Kathleen M. Hiatt, Successor Trustee

Betsy Comella  
(Notary Public  
(My commission expires: 11-24-2020)



This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed under Escrow  
No. 116-2581531

**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 001-087-09
- 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: \_\_\_\_\_

\$95,000.00

b) Deed in Lieu of Foreclosure Only (value of property) ( \$ \_\_\_\_\_ )

c) Transfer Tax Value: \_\_\_\_\_

\$95,000.00

d) Real Property Transfer Tax Due \_\_\_\_\_

\$370.50

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: [Signature]

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

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

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

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

Print Name: The Cole Family Living Trust  
dated the 22nd day of April 2004

Print Name: Laurie Diane Cole  
dated July 20, 2015

Address: P.O. Box 146

Address: 243 Hoffman Street

City: Pioche

City: Pioche

State: NV Zip: 89043

State: NV Zip: 89043

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

Print Name: FANV - Direct Title  
First American Title

File Number: 116-2581531 dp/ ST

Address: 2500 Paseo Verde Parkway, Suite 120

City: Henderson

State: NV Zip: 89074

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