

A.P.N.: 001-091-30  
File No: 119-2590051 (SC)  
R.P.T.T.: \$897.00

LINCOLN COUNTY, NV 2020-158392  
\$934.00  
RPTT:\$897.00 Rec:\$37.00 05/29/2020 04:28 PM  
FA NV NTC MAIN Pgs=3 AK  
OFFICIAL RECORD  
AMY ELMER, RECORDER

When Recorded Mail To: Mail Tax Statements To:  
Larry Richards and Judith Richards  
P.O.Box 744  
Pioche, NV 89043

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

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

Keith Stever and Maryanna Stever, as Co-Trustees under the Keith Stever and Maryanna Stever Revocable Trust Agreement dated June 1, 2000

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

Larry Richards and Judith Richards, husband and wife as joint tenants

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

**A PORTION OF LAND SITUATE WITHIN SECTION 22, TOWNSHIP 1 NORTH, RANGE 67 EAST, MOUNT DIABLO MERIDIAN, TOWN OF PIOCHE, COUNTY OF LINCOLN, NEVADA, USA, MORE PARTICULARLY DESCRIBED AS FOLLOWS;**

**ALL OF PARCEL 3 AS SHOWN ON THAT CERTAIN MERGER AND REPARCEL MAP FOR KEITH AND MARYANNA STEVER REVOCABLE TRUST DATED JUNE 1, 2000, FILED IN THE LINCOLN COUNTY NEVADA RECORDER'S OFFICE AS DOCUMENT NO. 129028, ALSO KNOWN AS BOOK C, PAGE 338 OF MAPS.**

**ALSO INCLUDING THEREWITH THE FOLLOWING ADJUSTED LANDS:**

**BEGINNING AT THE CORNER COMMON WITH THE SOUTHEAST PARCEL 3, AND NORTHEAST CORNER PARCEL 2, OF THE AFOREMENTIONED MERGER AND REPARCEL MAP; THENCE N 66°20'52" W, 18.29 FEET TO AN ARTISAN 1.5" DIAMETER ALUMINUM MONUMENT STAMPED ARTISAN PLS 9677; THENCE N 83°45'36" W, 72.54 FEET TO AN ARTISAN MONUMENT; THENCE N 89°10'24" W, 38.20 FEET TO THE COMMON CORNER SOUTHWEST PARCEL 2, AND NORTHWEST PARCEL 1, OF THE AFOREMENTIONED MERGER AND REPARCEL MAP; THENCE CONCIDENT WITH SAID MAP THE FOLLOWING TWO (2) COURSES; N 06°25'28" E, A DISTANCE OF 54.31 FEET; THENCE S 60°02'06" E, A DISTANCE OF 139.78, TO THE POINT OF BEGINNING.**

**NOTE: THE ABOVE METES AND BOUNDS DESCRIPTION APPEARED PREVIOUSLY IN**

**THAT CERTAIN DOCUMENT RECORDED MAY 11, 2020 IN BOOK N/A AS INSTRUMENT NO. 2020-158336.**

*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.

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.

Date: 05/26/2020

**COOPER**

Keith Stever and Maryanna Stever Revocable  
Trust Agreement dated June 1, 2000

Keith Stever  
Keith Stever, Trustee

Maryanna Stever  
Maryanna Stever, Trustee

Maryanna Stever

STATE OF NEVADA )  
                          : ss.  
COUNTY OF        )  
Washoe

This instrument was acknowledged before me on  
May 26, 2020 by Keith Stever & Maryanna Stever, co-trustees  
Keith Stever and Maryanna Stever, Trustees.

Donna Alf  
\_\_\_\_\_  
Notary Public  
(My commission expires: 5-1-21 )

This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated  
05/22/2020 under Escrow No. 119-2590051



Donna Alf  
01-70617-2  
05-01-21

**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 001-091-30
- 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: \$230,000.00
- b) Deed in Lieu of Foreclosure Only (value of property) ( \$ \_\_\_\_\_ )
- c) Transfer Tax Value: \$230,000.00
- d) Real Property Transfer Tax Due \$897.00

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: *ORuse*

Capacity: Agent

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

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

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

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

Keith Stever and Maryanna Stever, as Co-Trustees under the Keith Stever and Maryanna Stever Revocable Trust Agreement dated

Larry Richards and Judith Richards

Print Name: June 1, 2000

Print Name: Richards

Address: 4880 Summit Ridge Drive #130

Address: P.O.Box 744

City: Reno

City: Pioche

State: NV Zip: 89523

State: NV Zip: 89043

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

Print Name: FA NV NTC Main

File Number: 119-2590051 SC/ SC

Address: 7251 West Lake Mead Blvd, Suite 100

City: Las Vegas

State: NV Zip: 89128

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