

LINCOLN COUNTY, NV

2020-158668

RPTT:\$563.55 Rec:\$37.00

Total:\$600.55

06/23/2020 04:29 PM

COW COUNTY TITLE

Pgs=3 KE

A.P.N. No.:	011-210-14
R.P.T.T.	\$563.55
Escrow No.:	81886
Recording Requested By:	
Cow County Title Co.	
Mail Tax Statements To:	<i>Same as below</i>
When Recorded Mail To:	
CHRISTOPHER J. BORCHARD	
P O Box 451	
Alamo, NV 89001	



00005121202001586680030037

OFFICIAL RECORD
AMY ELMER, RECORDER

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That **DENNY SEGLER and ELAINE MARIE SEGLER, Trustees of the DENNY SEGLER and ELAINE MARIE SEGLER FAMILY TRUST, dated September 13 1996** for valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to **CHRISTOPHER J. BORCHARD**, an unmarried man, 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:

That portion of the Southeast Quarter (SE1/4) of the Southeast Quarter (SE1/4) of Section 32, Township 6 South, Range 61 East, M.D.M. more particularly described as follows:

Parcel No. 2 as shown on the Parcel Map for **KARL SCHMIDT, CLARK M. HARDY and LORNA HARDY, and TIMOTHY and YVONNE MASON** recorded December 21, 1998 in the Office of the County Recorder of Lincoln County, Nevada, in Book B of Plats page 174, as File No. 112049 Lincoln County, Nevada records

ASSESSOR'S PARCEL NUMBER FOR 2019 - 2020: 011-210-14

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.
3. A new Deed of Trust to record concurrent

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.

Dated: April 02, 2020

THE DENNY SEGLER AND ELAINE MARIE
SEGLER FAMILY TRUST, DATED SEPTEMBER
13 1996

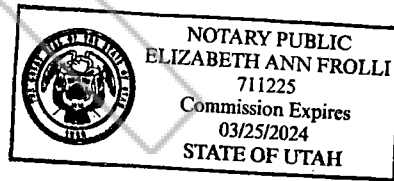
BY: [Signature]
DENNY SEGLER
Trustee

BY: [Signature]
ELAINE MARIE SEGLER
Trustee

State of Utah)
County of Iron) ss.

This instrument was acknowledged before me on the 11 day of June, 2020 By:
DENNY SEGLER and ELAINE MARIE SEGLER, Trustees of the DENNY SEGLER and ELAINE MARIE
SEGLER FAMILY TRUST, dated September 13 1996

Signature: [Signature]
Notary Public
Expiration Date: 03/25/2024



**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)

- a) 011-210-14
- 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 \$144,500.00
 Deed in Lieu of Foreclosure Only (value of Property) _____
 Transfer Tax Value: \$144,500.00
 Real Property Transfer Tax Due: \$563.55

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 [Signature] Capacity Grantor
DENNY SEGLER, Trustee

Signature [Signature] Capacity Grantee
CHRISTOPHER J. BORCHARD

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

Print Name: DENNY SEGLER AND ELAINE
MARIE SEGLER FAMILY TRUST,
DATED SEPTEMBER 13, 1996
 Address: 2155 W. 700 S #37
 City: Cedar City
 State: UT Zip: 84720

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

Print Name: CHRISTOPHER J. BORCHARD
 Address: PO Box 451
 City: Blaine
 State: NV Zip: 89001

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

Print Name: Cow County Title Co. Escrow #: 81886
 Address: P.O. Box 518, 328 Main Street
 City: Pioche State: NV Zip: 89043