

<b>A.P.N. No.:</b>	001-201-71
<b>R.P.T.T.</b>	\$897.00
<b>Escrow No.:</b>	82103
<b>Recording Requested By:</b>	
Cow County Title Co.	
<b>Mail Tax Statements To:</b>	<i>Same as below</i>
<b>When Recorded Mail To:</b>	
MELISSA CLARY	
1431 Sweeny Avenue	
Las Vegas, NV 89104	

LINCOLN COUNTY, NV **2020-158730**  
RPTT:\$897.00 Rec:\$37.00  
Total:\$934.00 **07/10/2020 04:01 PM**  
COW COUNTY TITLE Pgs=4 KE



OFFICIAL RECORD  
AMY ELMER, RECORDER

### GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That **JUSTIN COOPER CHENEY and LORALEE PRICE CHENEY, husband and wife** for valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to **MELISSA CLARY**, a single woman, 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:

Being a portion of the Southeast Quarter (SE 1/4) of Section 15, Township 1 North, Range 67 East, M.D.B.&M., more particularly described as follows:

Parcel B of that certain Parcel Map recorded December 30, 2013 in the Office of the County Recorder of Lincoln County Nevada in Book D of Plats, page 111 as File No. 144749 Lincoln County, Nevada Records.

ASSESSOR'S PARCEL NUMBER FOR 2019 - 2020: 001-201-71

**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: June 15, 2020


[Signature]  
JUSTIN COOPER CHENEY

Loralee Cheney  
LORALEE PRICE CHENEY

State of Nevada )  
County of Lincoln ) ss.

This instrument was acknowledged before me on the 1<sup>st</sup> day of July, 2020 By:  
JUSTIN COOPER CHENEY and LORALEE PRICE CHENEY

Signature: Nichole Carter  
Notary Public  
Expiration Date: 11-13-21

 NICHOLE CARTER  
NOTARY PUBLIC  
STATE OF NEVADA  
My Commission Expires: 11-13-21  
Certificate No: 13-12144-11

**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)

- a) 001-201-71
- 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 \_\_\_\_\_

<b>FOR RECORDER'S OPTIONAL USE ONLY</b>	
Book: _____	Page: _____
Date of Recording: _____	
Notes: _____	

3. Total Value/Sale Price of Property

\$230,000.00

Deed in Lieu of Foreclosure Only (value of Property) ( \_\_\_\_\_ )

Transfer Tax Value: \_\_\_\_\_ \$230,000.00

Real Property Transfer Tax Due: \_\_\_\_\_ \$897.00

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  Capacity Grantor  
JUSTIN COOPER CHENEY

Signature \_\_\_\_\_ Capacity Grantee  
MELISSA CLARY

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

Print Name: JUSTIN COOPER CHENEY and LORALEE PRICE CHENEY  
Address: P O Box 624  
City: Pioche  
State: NV Zip: 89043

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

Print Name: MELISSA CLARY  
Address: 1431 Sweeny Avenue  
City: Las Vegas  
State: NV Zip: 89104

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

Print Name: Cow County Title Co. Escrow #: 82103  
Address: P.O. Box 518, 328 Main Street  
City: Pioche State: NV Zip: 89043

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

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Signature \_\_\_\_\_ Capacity Grantor  
JUSTIN COOPER CHENEY

Signature Melissa Clary Capacity Grantee  
MELISSA CLARY

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