

LINCOLN COUNTY, NV **2020-158791**
\$466.00
RPTT:\$429.00 Rec:\$37.00 **07/31/2020 08:39 AM**
SIERRA SETTLEMENT OF NEVADA, INC. Pgs=4 KE
OFFICIAL RECORD
AMY ELMER, RECORDER

Recording requested by:
Sierra Settlement of Nevada Inc

WHEN RECORDED MAIL TO:
MAIL TAX STATEMENT TO:
Zachary Todd Shinkle and
Lauren Kelly Shinkle
P.O. Box 964
Caliente, NV 89008

File Number: 20-6114-SA
Parcel ID: 003-033-05

GRANT, BARGAIN, SALE DEED

THE INDENTURE WITNESSETH: THAT

Susan Marie Bean, a widow, (henceforth referred to as "Grantor")

in valuable consideration, the receipt of which is hereby acknowledged, do hereby
GRANT, BARGAIN and SELL and CONVEY to

**Zachary Todd Shinkle and Lauren Kelly Shinkle, husband and wife, as joint
tenants**, (henceforth referred to as "Grantee")

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

**See Exhibit "A" attached hereto and made a part hereof for complete legal
description**

SUBJECT TO: Taxes for the current fiscal year.
Rights of way, reservations, restrictions, easements and conditions
of record.
Together with all and singular the tenements, hereditaments and
appurtenances thereunto belong or in anywise appertaining.

In Witness Whereof the said, Grantor, hereunto set by hands and seals this 21
day of July, 2020.

Susan Marie Bean
Susan Marie Bean

State of _____
County of _____
On _____

Before me, a Notary Public, appeared Susan Marie Bean personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to this instrument and acknowledged that he/she/they executed it.

Signature of Notary _____

My commission expires: _____

*See
Attached*

California All-Purpose Acknowledgment

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document, to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

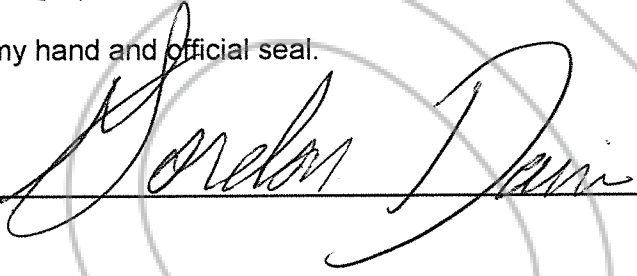
State of California

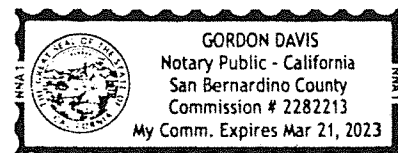
County of San Bernardino

On 07/21/20 before me, Gordon Davis, notary public, personally appeared ***Susan Bean***, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify UNDER PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature  (Seal)



Optional

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal of this reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: Grant, Bargain, Sale Deed

Document Date: July 21, 2020 # of Pages: 3

Signer(s) Other Than Named Above: _____

EXHIBIT A

COMMENCING AT THE SOUTHEAST CORNER OF LOT 1, IN BLOCK 47, NORTH SIDE ADDITION TO THE CITY OF CALIENTE FILED IN THE OFFICE OF THE COUNTY RECORDER, LINCOLN COUNTY, NEVADA, ON NOVEMBER 10, 1904 AT PAGE 36 OF PLATS;

THENCE NORTH ALONG THE WEST SIDE LINE OF SAID LOT A DISTANCE OF 82.7 FEET, WHICH IS THE TRUE POINT OF BEGINNING;

THENCE WEST 131.17 FEET TO THE WEST SIDE LINE OF SAID LOT;

THENCE NORTH ALONG SAID WEST SIDE LINE OF SAID LOT A DISTANCE OF 82.7 FEET;

THENCE EAST A DISTANCE OF 131.17 FEET TO THE EAST SIDE LINE OF SAID LOT;

THENCE SOUTH A DISTANCE OF 82.7 FEET TO THE TRUE POINT OF BEGINNING.

**State of Nevada
Declaration of Value Form**

1. Assessor Parcel Number(s)

- a) 003-033-05
- b) _____
- c) _____
- d) _____

2. Type of Property:

- a. Vacant Land
- b. Sgl. Fam. Residence
- c. Condo/Twnhse
- d. 2-4 Plex
- e. Apt. Bldg.
- f. Comm'l/Ind'l
- g. Agricultural
- h. Mobile Home
- Other: _____

FOR RECORDER'S OPTIONAL USE ONLY	
Book: _____	Page: _____
Date of Recording: _____	
Notes: _____	

3. Total Value/Sales Price of Property:

Deed In Lieu Only (value of property)	\$110,000.00
Taxable Value	\$
Real Property Transfer Tax Due:	\$110,000.00
	\$429.00

4. If Exemption Claimed:

a Transfer Tax Exemption, per NRS

b Explain Reason for Exemption:

Partial Interest: Percentage being transferred: 100 %

The undersigned Seller(grantor)/Seller(grantee), 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 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 Seller and Seller shall be jointly and severally liable for any additional amount owed.

Seller/Grantor:

Buyer/Grantee:

Susan Marie Bean

SELLER (GRANTOR) INFORMATION (REQUIRED)

Name: Susan Marie Bean
PO Box 228
Address: Redlands, CA 92373

BUYER (GRANTEE) INFORMATION (REQUIRED)

Name: Zachary Todd Shinkle and Lauren Kelly Shinkle
P.O. Box 964
Address: Caliente, NV 89008

COMPANY/PERSON REQUESTING RECORDING (required)

Print Name: Sierra Settlement of Nevada Inc
Address: 3190 S Highway 160
Ste. C
Pahrump, NV 89048

Escrow # 20-6114-SA

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