

LINCOLN COUNTY, NV **2020-158793**
\$1,597.00
RPTT:\$1560.00 Rec:\$37.00 **07/31/2020 09:10 AM**
MESQUITE TITLE COMPANY Pgs=2 KE
OFFICIAL RECORD
AMY ELMER, RECORDER

A.P.N.: 001-095-29, 001-095-30, and 001-095-02
Order No. 19359
R.P.T.T. \$1,560.00
Recording requested by:
Mesquite Title Company

Mail document & tax bill to:
Nelson Partners LLC
1040 N. 1300 W., #36
St. George, UT 84770

GRANT, BARGAIN and SALE DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, Edward E. Wright, a married man as his sole and separate property

do(es) hereby GRANT, BARGAIN and SELL to Nelson Partners LLC, a Nevada limited liability company

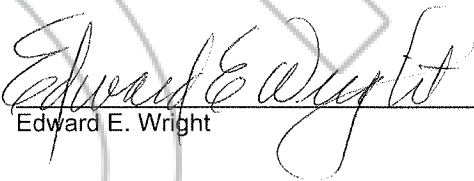
the real property situated in the County of Lincoln, State of Nevada, described as follows:

SEE ATTACHED EXHIBIT "A" LEGAL DESCRIPTION

- SUBJECT TO: 1. Taxes for the current fiscal year.
2. Covenants, conditions, restrictions, reservations and easements of record.

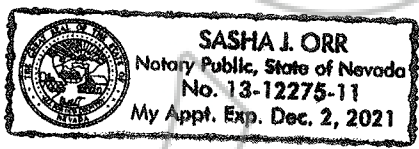
TOGETHER with all tenements, hereditaments and appurtenances thereto belonging or appertaining thereto.

Date: July 29, 2020


Edward E. Wright

STATE OF Nevada)
)
COUNTY OF Lincoln)
)
:ss.

On the 29 July, 2020, personally appeared before me, Edward E. Wright, the signer of the within instrument who duly acknowledged to me that he/she executed the same.




NOTARY PUBLIC
My Commission Expires: Dec 2 2021

Escrow No: 19359

EXHIBIT "A"
Legal Description

All that certain real property situated in the County of Lincoln, State of Nevada, described as follows:

Parcel 1:

Lots One through Seven, inclusive (1-7); Lots Sixty-Two through Sixty-Four, inclusive (62, 63 & 64) in Block 25, TOWN OF PIOCHE, as shown by the Official Plat thereof recorded January 5, 1874, filed in Book "A" of Maps, Page 37 in the office of the County Recorder, Lincoln, Nevada.

Parcel 2:

Lots Eleven through Thirteen, inclusive (11, 12 & 13) and the North 2 feet of Lot Fourteen (N 2' of 14) in Block 25, TOWN OF PIOCHE, as shown by the Official Plat thereof recorded January 5, 1874, filed in Book "A" of Maps, Page 37 in the office of the County Recorder, Lincoln, Nevada.

Parcel 3:

A parcel of land located within Block 25 of TOWN OF PIOCHE, as shown by the Official Plat thereof recorded January 5, 1874, filed in Book "A" of Maps, Page 37 in the office of the County Recorder, Lincoln, Nevada, further described as follows:

Lot "A" shown by Parcel Map for Edward & Linda Wright, recorded August 31, 2007 as Document No. 129844 and filed in Book "C" of Maps, Page 352 in the office of the County Recorder, Lincoln County, Nevada.

STATE OF Nevada
DECLARATION OF VALUE

1. Assessor Parcel Number(s)

- a) 001-095-29 _____
- b) 001-095-30 _____
- c) 001-095-02 _____
- 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
- Other

RECORDERS FOR OPTIONAL USE ONLY	
Book: _____	Page: _____
Date of Recording: _____	
Notes: _____	

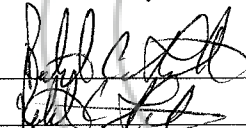
- 3. a. Total Value/Sales Price of Property: \$400,000.00
- b. Deed in Lieu of Foreclosure Only(value of property): (0.00)
- c. Transfer Tax Value: \$400,000.00
- d. Real Property Transfer Tax Due \$1,560.00


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's Agent

Signature  Capacity Grantee's Agent

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Edward E. Wright

Print Name: By: Robert Sherratt, Agt.
Address: PO Box 240
City: Pioche
State: Nevada Zip:89043

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Nelson Partners LLC

Print Name: By: Robert Sherratt, Agt.
Address: 1040 N. 1300 W., #36
City: St. George
State: Utah Zip:84770

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

Print Name: Mesquite Title Company Escrow #: 19359
Address: 840 Pinnacle Ct. Building 3
City: Mesquite State: NV Zip: 89027

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