

LINCOLN COUNTY, NV

2020-158798

\$271.00

RPTT:\$234.00 Rec:\$37.00

07/31/2020 03:50 PM

FA NV NTC MAIN

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OFFICIAL RECORD

AMY ELMER, RECORDER

A.P. No. 001-123-04  
Escrow No. 119-2594282-SC/CJ  
R.P.T.T. \$234.00

*WHEN RECORDED RETURN TO:*

Kelly Henke  
811 Meadow Valley Street  
Pioche, NV 89043

**MAIL TAX STATEMENTS TO:**

Kelly Henke  
811 Meadow Valley Street  
Pioche, NV 89043

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

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

Larry M. Richards and Judie R. Richards, husband and wife, as joint tenants with full right of survivorship

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

Kelly Henke

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

**LOTS 6 THROUGH 18, INCLUSIVE, BLOCK 22, MAP OF PIOCHE AS SHOWN UPON MAP THEREOF RECORDED IN THE RECORDER'S OFFICE, LINCOLN COUNTY, NEVADA.**

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.

*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.

Date: 07/28/2020

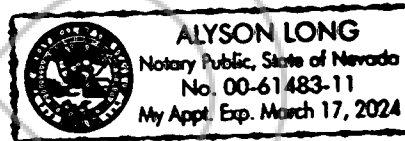
Larry M. Richards  
Larry M. Richards     Larry M. Richards

Judie R. Richards  
Judie R. Richards  
Judie R. Richards

STATE OF NEVADA     )  
                                  : ss.  
COUNTY OF LINCOLN )  
                                  ~~CLARK~~  
                                  AL

This instrument was acknowledged before me on  
July 28, 2020 by  
Larry M. Richards and Judie R. Richards.

Alyson Long  
Notary Public  
(My commission expires: March 17, 2024)



00-61483-11  
3/17/24

This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated 07/28/2020 under Escrow No. 119-2594282

**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 001-123-04
- 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 ONLY	
Book _____	Page: _____
Date of Recording: _____	
Notes: _____	

- 3. a) Total Value/Sales Price of Property: \$60,000.00
- b) Deed in Lieu of Foreclosure Only (value of property) (\$ \_\_\_\_\_)
- c) Transfer Tax Value: \$60,000.00
- d) Real Property Transfer Tax Due \$234.00

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: [Signature]  
Signature: [Signature]

Capacity: Grantor  
Capacity: Grantor

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

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

Print Name: Larry M. Richards and Judie R. Richards  
Address: P.O. Box 744  
City: Pioche  
State: Nev. Zip: 89043

Print Name: Kelly Henke  
Address: 811 Meadow Valley Street  
City: Pioche  
State: NV Zip: 89043

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

Print Name: FANV NTC MAIN  
Address: 7251 West Lake Mead Blvd, Suite 100  
City: Las Vegas

File Number: 119-2594282 SC/SC  
State: NV Zip: 89128

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