

A.P.N.: 001-091-04  
File No: 13895-2592835 (TV)  
R.P.T.T.: \$382.20

When Recorded Mail To: Mail Tax Statements To:  
Heidi Lynne Ewell  
8116 Hercules Drive  
Las Vegas, NV 89128

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

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

Patrick A. Yeager, an unmarried man

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

Heidi Lynne Ewell, a married woman as her sole and separate property

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

**ALL OF LOTS SIX (6), SEVEN (7), EIGHT (8), NINE (9) AND TEN (10) AND THE NORTH HALF (N 1/2) OF LOT ELEVEN (11) IN BLOCK THIRTY-ONE (31), IN THE TOWN OF PIOCHE, LINCOLN, COUNTY, NEVADA.**

*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.

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.

Patrick A. Yeager  
Patrick A. Yeager

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

This instrument was acknowledged before me on July 23, 2020 by **Patrick A. Yeager.**

Betsy Comella  
Notary Public \*  
(My commission expires: 11-24-2020)



This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed under Escrow No. **13895-2592835.**

\* Betsy Comella  
Notary Public, State of Nevada  
Appointment No. 16-4059-11  
My Appt. Expires Nov 24, 2020

**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)  
 a) 001-091-04  
 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	
Book _____	Page: _____
Date of Recording: _____	
Notes: _____	

3. a) Total Value/Sales Price of Property: \$98,000.00  
 b) Deed in Lieu of Foreclosure Only (value of property) ( \$ \_\_\_\_\_ )  
 c) Transfer Tax Value: \$98,000.00  
 d) Real Property Transfer Tax Due \$382.20

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: *Patrick A. Yeager*  
 Signature: \_\_\_\_\_

Capacity: GRANTOR/SELLER  
 Capacity: \_\_\_\_\_

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

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

Print Name: Patrick A. Yeager  
 Address: 312 S. 2ND STREET  
 City: PTOONE  
 State: IL      Zip: 60468

Print Name: Heidi Lynne Ewell  
 Address: 8116 Hercules Drive  
 City: Las Vegas  
 State: NV      Zip: 89128

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

FANV-Direct Title / First American Title  
 Print Name: Insurance Company  
 Address: 2500 Paseo Verde Parkway, Suite 120  
 City: Henderson

File Number: 13895-2592835 TV/ ar  
 State: NV      Zip: 89074

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