

LINCOLN COUNTY, NV

**2020-159073**

\$271.00

RPTT:\$234.00 Rec:\$37.00

10/13/2020 12:24 PM

COW COUNTY TITLE CO.

Pgs=3 AE

OFFICIAL RECORD

AMY ELMER, RECORDER

APN: 011-180-22

Affix R.P.T.T. \$234.00

RECORDING REQUESTED BY:

FIDELITY NATIONAL TITLE AGENCY OF  
NEVADA, INC.

WHEN RECORDED MAIL TO and MAIL TAX  
STATEMENT TO:

MR. AND MRS. BENJAMIN WILLIAMS

PO BOX 386

ALAMO, NV 89001

ESCROW NO: 00107856-118-TP

82566

## GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That

**Byrona L. Wadsworth, Sole Successor Trustee of the The Wadsworth  
Family Trust dated June 1, 2005 and Jerald L. Wadsworth and Kayoko  
Wadsworth, Husband and Wife**

FOR A VALUABLE CONSIDERATION, the receipt of which is hereby acknowledged,  
do hereby Grant, Bargain Sell and convey to

**Benjamin Williams and Amanda Williams, Husband and Wife as Joint  
Tenants**

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.**

Subject to: 1. Taxes for the current fiscal year, paid current.  
2. Conditions, covenants, restrictions, reservations, rights, rights of way  
and easements now of record, if any.

Together with all and singular the tenements, hereditaments and appurtenances  
thereunto belonging or in anywise appertaining.

Witness my/our hand(s) this 9 day of October 2020

The Wadsworth Family Trust dated  
June 1, 2005

By: Byrona L. Wadsworth  
Byrona L. Wadsworth, Successor  
Trustee  
Sole

Jerald L. Wadsworth  
Jerald L. Wadsworth

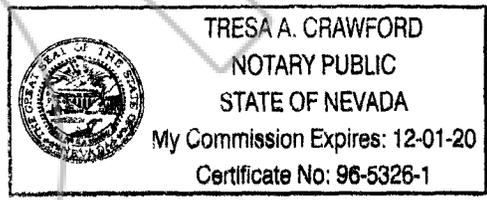
Kayoko Wadsworth  
Kayoko Wadsworth

State of Nevada )  
County of Lincoln ) SS:

On this October 9 2020

appeared before me, a Notary Public,  
Byrona L. Wadsworth, Successor Trustee  
Jerald L. Wadsworth, Kayoko Wadsworth

personally known or proven to me  
to be the person(s) whose name(s)  
is/are subscribed to the above  
instrument, who acknowledged that  
he/she/they executed the  
instrument for the purposes therein  
contained.



Tresa A. Crawford  
Notary Public  
My commission expires: 12/01/2020

NOTARY JURAT FOR GRANT, BARGAIN, SALE DEED  
FOR ESCROW NO.: 00107856-118TP



**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)  
 a. 011-180-22  
 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 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 [Signature] Capacity Grantor  
 Signature \_\_\_\_\_ Capacity Grantee

**SELLER (GRANTOR) INFORMATION**  
**(REQUIRED)**  
 Print Name: The Wadsworth Family Trust dated June 1, 2005 and Jerald L. Wadsworth and Kayoko Wadsworth  
 Address: 8368 Nelson Ridge Lane  
Las Vegas, NV 89178  
 City, State, Zip

**BUYER (GRANTEE) INFORMATION**  
**(REQUIRED)**  
 Print Name: Benjamin Williams and Amanda Williams  
 Address: PO Box 386  
Alamo, NV 89001  
 City, State, Zip

**COMPANY/PERSON REQUESTING RECORDING (Required if not Seller or Buyer)**  
 Print Name: Cow County Title Escrow No.: 00107856-118-TP  
 Address: 761 Rainsance Drive  
 City, State, Zip: Pahrump, NV 89048

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED