

APN: 011-220-10 and 011-220-11

Recording Requested by:
MICHAELSON & ASSOCIATES, LTD.
AND WHEN RECORDED MAIL THIS TO
Michaelson & Associates, Ltd.
2200 Paseo Verde Pkwy, Ste. 160
Henderson, NV 89052

MAIL TAX STATEMENTS TO:
Timothy B. Mason and Yvonne S. Mason
1156 Old Sharp Lane
Alamo, NV 89001



OFFICIAL RECORD
AMY ELMER, RECORDER

E05

GRANT, BARGAIN, SALE DEED
(Real Property)

This Grant Bargain Sale Deed is made to satisfy the Deed of Trust recorded as document number 0152245 recorded in Lincoln County Property Records on or about June 27, 2017.

WHEREAS, for valuable consideration, being the satisfaction of the aforementioned Deed of Trust, Timothy Kirk Mason, an unmarried man, grantor, does, acting freely and without duress, grant, bargain, sell, and convey all of his interest to **Timothy B. Mason and Yvonne S. Mason**, husband and wife as joint tenants, grantees, the following described real estate, together with all other acquired title of the grantor therein and subject to applicable liens, encumbrances, restrictions, covenants, easements, and conditions of record:

See Exhibit 'A' attached hereto and made a part hereof

Common Address: 1156 Old Sharp Lane Hiko and 1302 Old Sharp Lane Hiko

Grantee's Address: 1156 Old Sharp Lane, Alamo, Nevada 89001

[signature on the following page]

WITNESS my hand on this 15th day of October, 2020

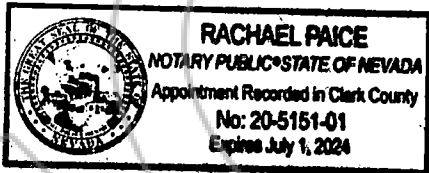
GRANTOR: 
Timothy Kirk Mason

NOTARY ACKNOWLEDGMENT

STATE OF Nevada)
COUNTY OF Clark) ss.

On this 15 day of October, 2020, before me, the undersigned Notary, personally appeared Timothy Kirk Mason, who is personally known to me or proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to this instrument, and acknowledged that he executed it.

NOTARY SEAL:



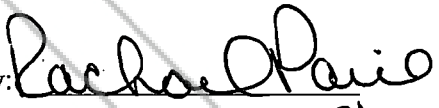
Notary: 
My Commission Expires: July 1st 2024.

EXHIBIT A

LEGAL DESCRIPTION

APN: 011-220-10

Common Address: 1156 Old Sharp Lane Hiko

1.84 Acre in S½ NW ¼ SE¼ Lying East of the East Right-of-Way Line of Old Highway 93 & Lying West of The East Line of said S½ NW¼ SE¼ Section 32 T6S R.61E, Metal Building, Well Shed, Well & Gasoline Tank

APN: 011-220-11

Common Address: 1302 Old Sharp Lane Hiko

A parcel of land situated in the NW ¼ of the SE ¼ of Section 32, T.6 S., R. 61 E., M D. M, Lincoln county, Nevada; being more particularly described as follows:

Commencing at a point 51.83 ft. right of and measured radially from the centerline of State Route 7, US highway 93, Project 5-544(11) at Highway Engineer's Station "C" 805+07.30; thence S 90 degrees 00'00"W. A distance of 153 .65 ft. to a point on the westerly right-of-way of said State Route 7. US Highway 93, and the Point of Beginning.

Thence along a curve to the right following said westerly right-of-way, having a central angle of 01 degree 44'23", a radius of 9900.00 feet, a tangent length of 150.33 and an arc length of 300.62 ft. to a point on said westerly right-of-way;

Thence, leaving said westerly right-of-way. N88 degrees 49' 11 "W. A distance of 257.55 ft. to a point on the centerline of roadway, being old US Highway 93;

Thence along said easterly right-of-way a distance of 296.74 ft. to a point on said easterly right-of-way;

Thence, leaving said easterly right-of-way, N90 degrees 00'00"E a distance of 260.15 ft. to the Point of Beginning.

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
 a. 011-220-10
 b. 011-220-11
 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
 Other

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

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

4. **If Exemption Claimed:**
 a. Transfer Tax Exemption per NRS 375.090, Section 05
 b. Explain Reason for Exemption: Transfer between son and parents

5. Partial Interest: Percentage being transferred: _____ %
 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: _____ Grantee _____
Timothy B. Mason
 Signature _____ Capacity: _____ Grantee _____
Yvonne S. Mason

SELLER (GRANTOR) INFORMATION
 Print Name: Timothy Kirk Mason
 Address: P.O. Box 544
 City: Alamo
 State: NV Zip: 89001

BUYER (GRANTEE) INFORMATION
 Print Name: Timothy B. Mason and Yvonne S. Mason
 Address: 1156 Old Sharp Lane
 City: Alamo
 State: NV Zip: 89001

COMPANY/PERSON REQUESTING RECORDING (Required if not seller or buyer)
 Print Name: Michaelson & Associates, Ltd Escrow # _____
 Address: 2200 Paseo Verde Pkwy Ste 160
 City: Henderson State: NV Zip: 89052