

APN: 003-131-04

Recording requested by:
Ronald & Mary Swenson

When recorded mail to and mail tax statements to:

Ronald & Mary Swenson
7241 South 1710 East
Salt Lake City, Utah 84121

LINCOLN COUNTY, NV **2020-159224**
RPTT:\$117.00 Rec:\$37.00
Total:\$154.00
11/19/2020 02:25 PM
BRADSHAW LAW GROUP Pgs=3 AE



OFFICIAL RECORD
AMY ELMER, RECORDER

GRANT, BARGAIN, AND SALE DEED

This Deed is made and entered into this 19th day of November, 2020, by and between JOER Properties, LLC, ("Grantor") and Ronald Swenson and Mary Swenson, husband and wife, as joint tenants ("Grantees").

WITNESSETH

Grantor, for and in consideration of the sum of \$10.00 (Ten Dollars) and other lawful consideration paid by Grantees, the receipt of which is hereby acknowledged, does hereby grant, bargain, sell and convey unto the said Grantees and to their heirs, executors, administrators, successors, and assigns, the real property in Lincoln County, Nevada described on Exhibit "A" attached hereto and incorporated herein by reference.

SUBJECT TO:

1. Taxes for fiscal year;
2. Reservations, restrictions, conditions, rights, rights of way and easements if any of record on said premises.

TOGETHER WITH all and singular, all other water rights, tenements, hereditaments, and appurtenances thereto belonging or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues, and profits thereof.

TO HAVE AND TO HOLD the said premises, together with the appurtenances, unto the Grantees, and to the Grantees' successors and assigns forever.

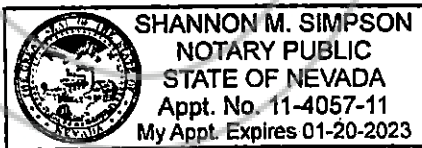
IN WITNESS WHEREOF, the Grantor has executed this conveyance the day and year first above written.

GRANTOR

BY: Joe Rossi
JOSEPH N. ROSSI, Manager of
JOER PROPERTIES, LLC

STATE OF NEVADA
COUNTY OF LINCOLN

This instrument was acknowledged before me on the 19th day of November, 2020, by Joseph Rossi as Manager of JOER Properties, LLC.



Shannon M. Simpson
NOTARY PUBLIC
My Commission Expires: 11/19/2020

EXHIBIT A

LOT 18, BLOCK A, THE JAMES H. GOTTFREDSON
ADDITION TO THE CITY OF CALIENTE, AS SHOWN UPON
MAP THEREOF, RECORDED AUGUST 9, 1963 IN THE
RECORDER'S OFFICE, AS FILE 40599, LINCOLN COUNTY,
NEVADA.

Commonly Known As: 948 Holt Avenue

COPY

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
 a. 003-131-004
 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
 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: \$ 29,717.00
 d. Real Property Transfer Tax Due \$ 117.00

4. **If Exemption Claimed:**
 a. Transfer Tax Exemption per NRS 375.090, Section _____
 b. Explain Reason for Exemption: _____

5. Partial Interest: Percentage being transferred: _____ %
 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 Joe Rossin mgr Capacity: Manager/Grantor
 Signature April R. Bradshaw Capacity: Attorney for Grantees

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: JOER Properties, LLC
 Address: PO Box 1061
 City: Caliente
 State: Nevada Zip: 89008

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Ronald Swenson & Mary Swenson
 Address: 7241 South 1710 East
 City: Salt Lake City
 State: Utah Zip: 84121

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

Print Name: Bradshaw Law Group - APRIL R. BRADSHAW ESQ.
 Address: PO Box 282
 City: Caliente State: Nevada Zip: 89008

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED