

A.P.N.: 001-091-05
File No: 13895-2605226 (TV)
R.P.T.T.: \$604.50

LINCOLN COUNTY, NV **2020-159308**
\$641.50
RPTT:\$604.50 Rec:\$37.00 **12/15/2020 01:53 PM**
FIRST AMERICAN TITLE INSURANCE COMPANY
OFFICIAL RECORD
AMY ELMER, RECORDER

When Recorded Mail To: Mail Tax Statements To:
Bryce O. Behunin
695 McCannon Street
Pioche, NV 89043

*** Signed in Counterpart ***

GRANT, BARGAIN and SALE DEED

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

Larry Richards, and Judith Richards who erroneously acquired title as Judie Richards, husband and wife and Darby Porter, a married woman as her sole and separate property, as joint tenants with full rights of survivorship

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

Bryce O. Behunin, a single man

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

LOTS 10 AND THE NORTH HALF (N 1/2) OF LOT 11 IN BLOCK 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.

Larry Richards

Larry Richards

Larry Richards

Judith Richards

Judith Richards

Judith Richards

signed — in counterpart

Darby Porter

STATE OF

Nevada

)

COUNTY OF

Lincoln

)

ss.

This instrument was acknowledged before me on December 11, 2020 by ~~Larry Richards and Judith Richards and Darby Porter~~

* *

(Signature) * *

Betsy Comella

Notary Public

(My commission expires: *11-24-2024*)

*



This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed under Escrow No. 13895-2605226.

* Betsy Comella
Notary Public, State of Nevada
Appointment No. 16-4059-11
My Appt. Expires Nov 24, 2024

Signed in counterpart

Larry Richards

signed in counterpart

Judith Richards

Darby Porter
Darby Porter

Darby Porter

STATE OF

Nevada)

COUNTY OF

Lyon)

ss.

This instrument was acknowledged before me on

12/11/2020

by

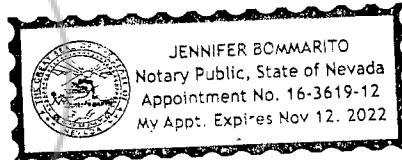
~~Larry Richards and Judith Richards~~ and Darby Porter.

Jennifer Bommarito
Notary Public

(My commission expires: 11-12-2022)

Jennifer Bommarito

*



This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed under Escrow No. 13895-2605226.

* Jennifer Bommarito
Notary Public, State of Nevada
Appointment No. 16-3619-12
My Appt. Expires Nov 12, 2022

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
 a) 001-091-05
 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: \$155,000.00
 b) Deed in Lieu of Foreclosure Only (value of property) (\$ _____)
 c) Transfer Tax Value: \$155,000.00
 d) Real Property Transfer Tax Due \$604.50

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: Larry Richards

Capacity: Grantor/Seller

Signature: Judith Richards

Capacity: Grantor/Seller

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

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

Print Name: Larry Richards and Judith Richards and Darby Porter

Print Name: Bryce O. Behunin

Address: P.O. Box 744

Address: 695 McCannon Street

City: Pioche

City: Pioche

State: NV Zip: 89043

State: NV Zip: 89043

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

Print Name: FANV DIRECT TITLE / First American Title Insurance Company

File Number: 13895-2605226 TV/ ar

Address: 701 North Green Valley Parkway Suite 120

City: Henderson

State: NV Zip: 89074

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