

A.P.N.: 001-101-18 and 001-101-20
File No: 13896-2611785 (RD)
R.P.T.T.: \$1,033.50

LINCOLN COUNTY, NV	2021-159571
\$37.00	
RPTT:\$0.00 Rec:\$37.00	02/01/2021 01:30 PM
FIRST AMERICAN TITLE INSURANCE COMPANY	PLS-3 AK
OFFICIAL RECORD	
AMY ELMER, RECORDER	

When Recorded Mail To: Mail Tax Statements To:
The Herold Family Trust Restated and Amended on April 26,
2018
628 Main Street
Pioche, NV 89043

GRANT, BARGAIN and SALE DEED

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

Tyler Free, a married man as his sole and separate property

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

Meryln John Herold and Myra Madeline Bourne Herold, Trustees of The Herold Family
Trust Restated and Amended on April 26, 2018

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

PARCEL 1:

**ALL OF LOTS 9 AND 10, BLOCK 18, THE NORTH ONE-HALF (N 1/2) OF LOT 8, IN
BLOCK 18, BEING A TRIANGULAR PIECE OF GROUND BORDERING 22 FEET ON
CORNWALL ROW AND COMING TO A POINT WITH NO FRONTAGE ON MAIN STREET
ALSO A STRIP OF GROUND, ON THE FRONT AND SOUTH SIDE OF LOT 11, IN BLOCK
18, BEING 5 FEET WIDE ON THE FRONT ON MAIN STREET AND 6 FEET WIDE ON THE
REAR AND SAID STRIP OF GROUND RUNS BACK FROM MAIN STREET 34 FEET, AS
SAID LOTS AND BLOCK ARE DESIGNATED ON THE OFFICIAL PLAT OF THE TOWN OF
PIOCHE, LINCOLN COUNTY, NEVADA, AND NOW ON FILE AND OF RECORD IN THE
OFFICE OF THE COUNTY RECORDER OF SAID LINCOLN COUNTY, NEVADA, AND TO
WHICH SAID PLAT, AND THE RECORDS THEREOF REFERENCE IS HEREBY MADE FOR
A MORE FULL AND COMPLETE DESCRIPTION.**

PARCEL 2:


**ALL OF LOT SEVEN (7) AND THE SOUTH HALF (1/2) OF LOT EIGHT (8) IN BLOCK
EIGHTEEN (18) 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

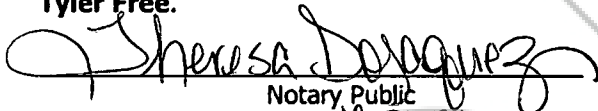
1. All general and special taxes for the current fiscal year.
2. Covenants, Conditions, Restrictions, Reservations, Rights, Rights of Way and Easements now of record.

COPY


Tyler Free

STATE OF NEVADA)
 : ss.
COUNTY OF CLARK)

This instrument was acknowledged before me on
1-28-2021 by
Tyler Free.


Notary Public
(My commission expires: 10-31-21)



This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated
12/22/2020 under Escrow No. 13896-2611785

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 001-101-18
- b) 001-101-20
- 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: \$265,000.00
- b) Deed in Lieu of Foreclosure Only (value of property) (\$ _____)
- c) Transfer Tax Value: \$265,000.00
- d) Real Property Transfer Tax Due \$1,033.50

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: _____
Signature: _____

Capacity: agent
Capacity: _____

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

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

Print Name: Tyler Free
Address: 91-South 57th Street
City: Panaca
State: NV Zip: 89042

Print Name: The Herold Family Trust
Restated and Amended on
April 26, 2018
Address: 628 Main Street
City: Pioche
State: NV Zip: 89043

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

First American Title Insurance
Print Name: Company
Address 10000 W Charleston Blvd, Suite 180
City: Las Vegas

File Number: 13896-2611785 RD/ RD
State: NV Zip: 89135

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