

LINCOLN COUNTY, NV

2021-159735

\$42.85

RPTT:\$5.85 Rec:\$37.00

03/17/2021 09:00 AM

TITLE DEEDS & NEEDS, LLC

Pgs=3 AK

OFFICIAL RECORD

AMY ELMER, RECORDER

APN: 001-092-29
WHEN RECORDED MAIL TO and
MAIL TAX STATEMENT TO:
DOUGLAS MELCHER
P.O. BOX 442
PIOCHE, NV 89043

File No : 21-110

GRANT, BARGAIN, SALE DEED

R.P.T.T. [\$5.80]

THIS INDENTURE WITNESSETH: That

Julie Arwine, a married woman as her sole and separate property

FOR A VALUABLE CONSIDERATION, the receipt of which is hereby acknowledged, do(es) hereby Grant, Bargain, Sell and Convey to

Douglas Melcher, an unmarried man

all that real property situated in the County of Lincoln, State of Nevada, described as follows:

For legal description of the real property, see Exhibit A attached hereto and made a part hereof.

SUBJECT TO: 1. Taxes for the fiscal year 2020-2021
2. Rights of Way, reservations, restrictions, easements, and conditions of record.

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

GRANTOR'S SIGNATURE AND NOTARY ACKNOWLEDGEMENT ATTACHED AS PAGE 2 HEREOF.

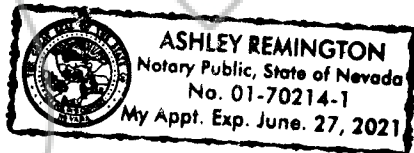
Witness my hand this 13th day of March, 2021.

Julie Arwine
Julie Arwine

STATE OF NEVADA
COUNTY OF CLARK

On ~~April~~ ^{CR} March 13, 2021 personally appeared before me, a Notary Public in and for said County and State, Julie Arwine, who acknowledged to me that she executed the same.

WITNESS my hand and official seal.

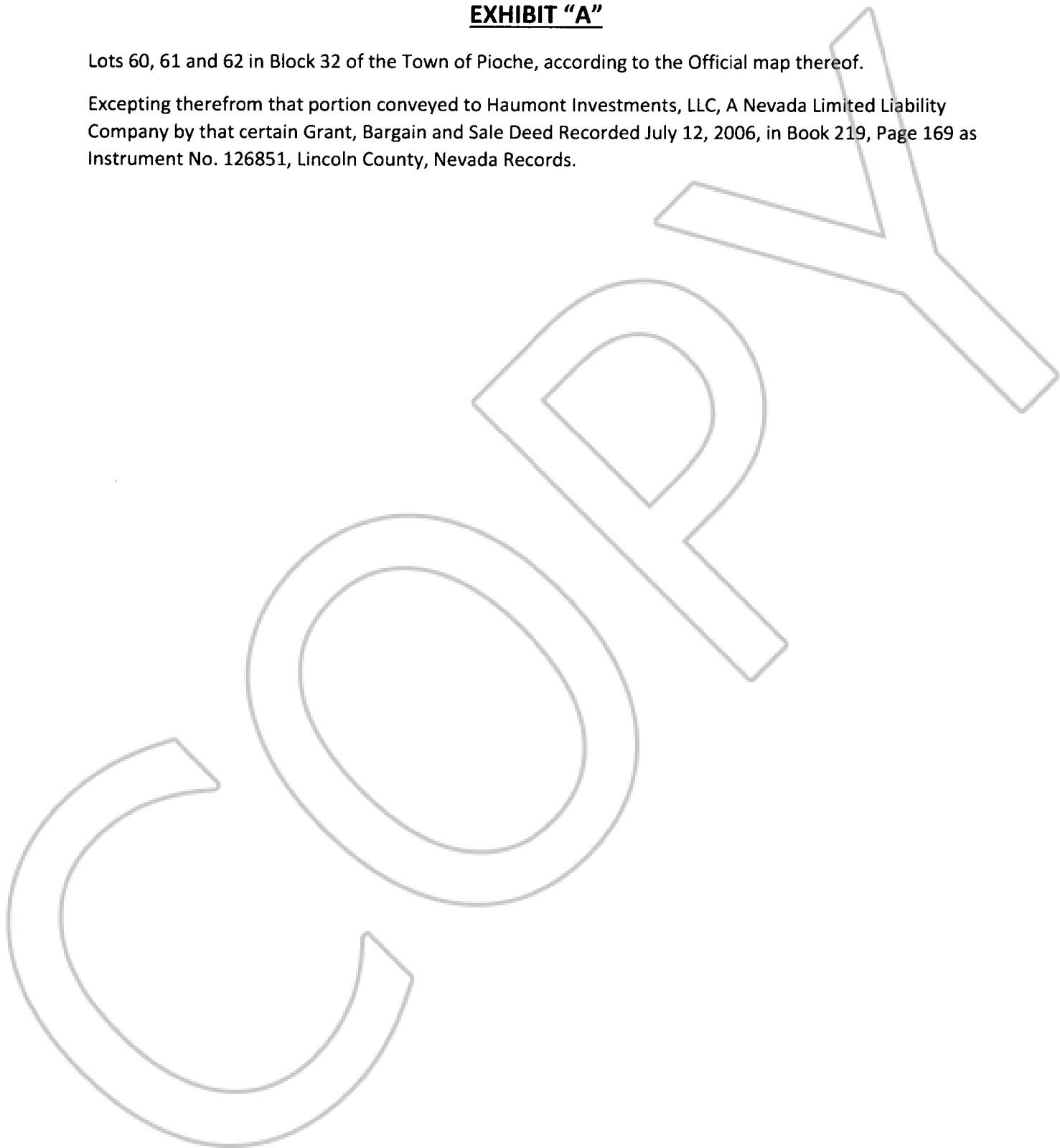


AR
NOTARY PUBLIC in and for said County and State.

EXHIBIT "A"

Lots 60, 61 and 62 in Block 32 of the Town of Pioche, according to the Official map thereof.

Excepting therefrom that portion conveyed to Haumont Investments, LLC, A Nevada Limited Liability Company by that certain Grant, Bargain and Sale Deed Recorded July 12, 2006, in Book 219, Page 169 as Instrument No. 126851, Lincoln County, Nevada Records.



**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)

- a) 001-092-29
- 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 RECORDER'S OPTIONAL USE ONLY

3. a) Total Value/Sales Price of Property

\$ 1231.00

b) Deed in Lieu of Foreclosure Only (value of property)

(_____)

c) Transfer Tax Value:

\$ 1231.00

d) Real Property Transfer Tax Due

\$ 6.80

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: Julie Arwine

Capacity: Grantor _____

Signature: _____

Capacity: _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: Julie Arwine
Address: 3611 Maria Street
City: Las Vegas
State: NV Zip: 89121

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Douglas Melcher
Address: P.O. Box 442
City: Pioche
State: NV Zip: 89043

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

Print Name: Title Deeds & Needs, LLC
Address: 1948 Cedar Hill Court
City, State & Zip: Henderson, NV 89012

File No. 21-110

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED