

LINCOLN COUNTY, NV

**2021-159826**

\$926.20

RPTT:\$889.20 Rec:\$37.00 **04/02/2021 01:37 PM**

FIRST AMERICAN TITLE INSURANCE COMPANY 3 AK

OFFICIAL RECORD

AMY ELMER, RECORDER

APN: 01308004

Affix R.P.T.T. \$ 889.20

RECORDING REQUESTED BY:

FIDELITY NATIONAL TITLE AGENCY OF  
NEVADA, INC.

WHEN RECORDED MAIL TO and MAIL TAX  
STATEMENT TO:  
ELIZABETH SMITH

P. O. BOX 1100

ENTERPRISE, UT 84725

ESCROW NO: 00114298-007-NT3

2618760

**GRANT, BARGAIN, SALE DEED**

THIS INDENTURE WITNESSETH: That

**Boyd J. Wittwer and Penny A. Wittwer, trustees, or successor trustees of  
the Wittwer Family Trust dated March 5, 2020**

FOR A VALUABLE CONSIDERATION, the receipt of which is hereby acknowledged, do  
hereby Grant, Bargain Sell and convey to

**Elizabeth Smith, a married woman as her sole and separate property**

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

**SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.**

Subject to:

1. Taxes for the current fiscal year, paid current.
2. Conditions, covenants, restrictions, reservations, rights, rights of way  
and easements now of record, if any.

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

Witness my/our hand(s) this 26 day of March, 2021

**SELLERS:**

Boyd Wittwer 3-26-21 Penny A. Wittwer 3-26-21  
Boyd Wittwer Date Penny A Wittwer Date

Boyd

State of Nevada )  
County of ~~Lincoln~~ Clark ) SS:

On this 3/26/2021

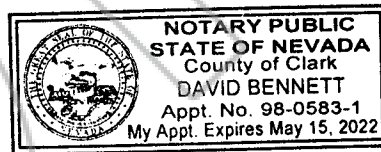
appeared before me, a Notary Public,

Boyd Wittwer &  
Penny A. Wittwer

personally known or proven to me to be the person(s) whose name(s) is/are subscribed to the above instrument, who acknowledged that he/she/they executed the instrument for the purposes therein contained.

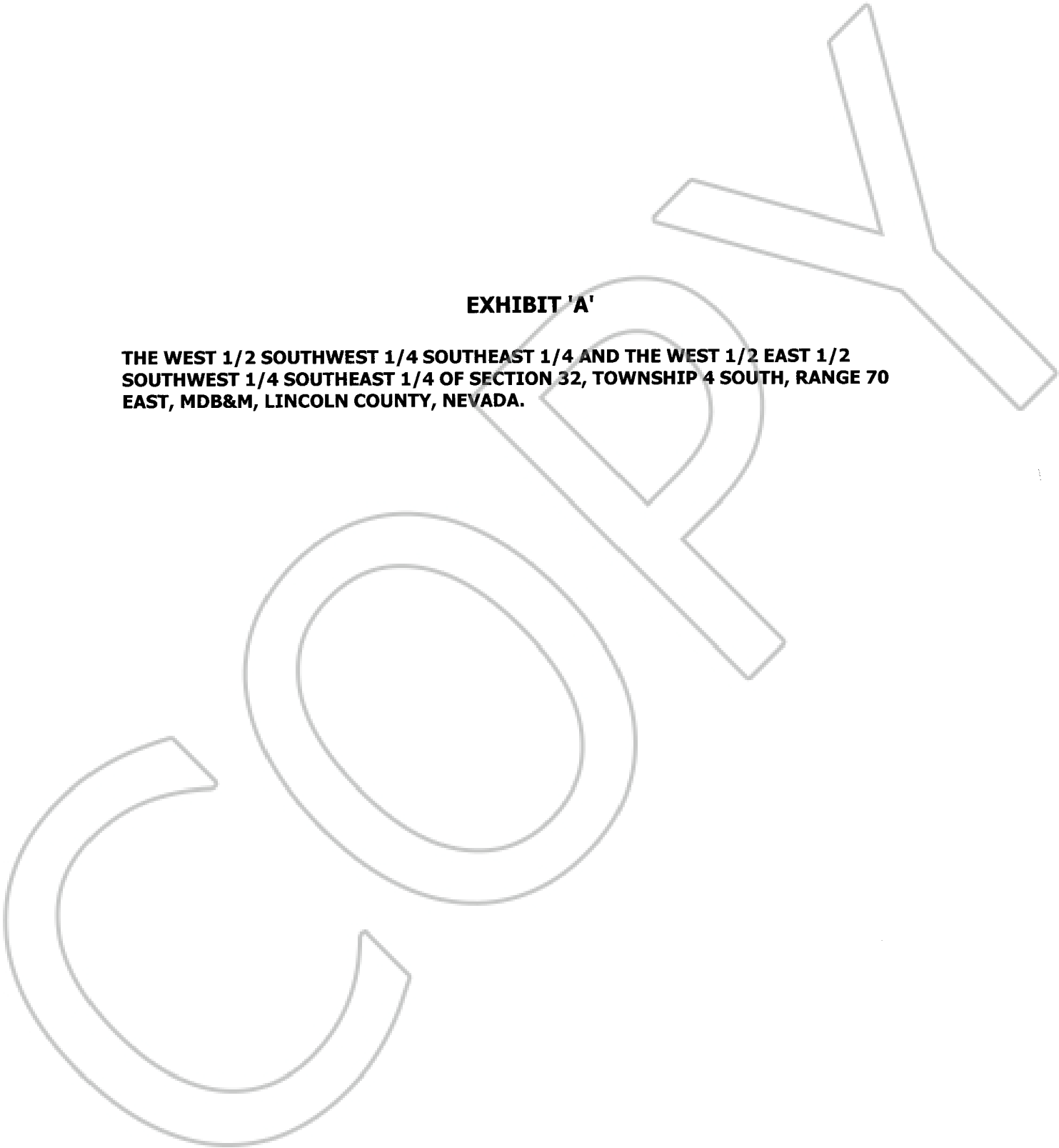
David Bennett  
Notary Public

My commission expires: May 15, 2022



**EXHIBIT 'A'**

**THE WEST 1/2 SOUTHWEST 1/4 SOUTHEAST 1/4 AND THE WEST 1/2 EAST 1/2  
SOUTHWEST 1/4 SOUTHEAST 1/4 OF SECTION 32, TOWNSHIP 4 SOUTH, RANGE 70  
EAST, MDB&M, LINCOLN COUNTY, NEVADA.**



**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)  
 a. 01308004  
 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 ONLY	
Book _____	Page _____
Date of Recording: _____	
Notes: _____	

3. a. Total Value/Sales Price of Property: \$ 228,000.00  
 b. Deed in Lieu of Foreclosure Only (value of property) \$ \_\_\_\_\_  
 c. Transfer Tax Value \$ 228,000.00  
 d. Real Property Transfer Tax Due: \$ 889.20

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 Penny A. Wittwer Capacity Grantor  
 Signature \_\_\_\_\_ Capacity Grantee

**SELLER (GRANTOR) INFORMATION  
(REQUIRED)**  
 Print Name: The Wittwer Family Trust  
 Address: Po Box 7276  
Bunkerville, NV 89007  
 City, State, Zip

**BUYER (GRANTEE) INFORMATION  
(REQUIRED)**  
 Print Name: Elizabeth Smith  
 Address: P.O. Box 1100  
Enterprise, UT 84125  
 City, State, Zip

**COMPANY/PERSON REQUESTING RECORDING (Required if not Seller or Buyer)**  
 Print Name: Fidelity National Title Agency of Nevada, Inc. Escrow No.: 00114298-007-NT3  
 Address: 736 W. Pioneer Blvd., Suite 101  
 City, State, Zip: Mesquite, NV 89027

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED

1/5  
**First American Title Company**  
**701 N. Green Valley Pkwy #120**  
**Henderson, NV 89074**