

LINCOLN COUNTY, NV

2021-159862

\$169.60

RPTT:\$132.60 Rec:\$37.00

04/09/2021 11:04 AM

COW COUNTY TITLE CO.

Pgs=2 AE

OFFICIAL RECORD

AMY ELMER, RECORDER

APN: 002-083-02

RPTT: \$132.60

RECORDING REQUESTED BY:

Cow County Title Co.

NLS 8067-Lin

MAIL TAX STATEMENTS TO:

Same as below

WHEN RECORDED MAIL TO:

James Robert Ballard

2746 South 2170 East

St George UT 84790

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That **MERLENE SONNENBERG, a widow and KAYLYN SONNENBERG, a single woman, as joint tenants**, in consideration of \$10.00, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to **JAMES ROBERT BALLARD, a widower**

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

Situate in a portion of the Northwest Quarter (NW1/4) of Section 9, Township 2 South, Range 68 East, M.D.B. & M., more particularly described as follows:

The North Half of Lot 2 in Block 17 in the TOWN OF PANACA, as shown on the Official Map thereof recorded March 6, 1922 in the Office of the County Recorder of Lincoln County, Nevada in Book A of Plats, page 34, Lincoln County, Nevada records.

ASSESSOR'S PARCEL NUMBER: 002-083-02

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 the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and any reversions, remainders, rents, issues or profits thereof.

Dated: April 9, 2021

Merlene A Sonnenberg
MERLENE SONNENBERG

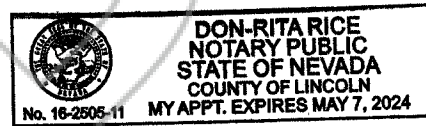
Kaylyn Sonnenberg
KAYLYN SONNENBERG

STATE OF Nevada

COUNTY OF Lincoln

On April 2, 2021, personally appeared before me, a Notary Public, Merlene Sonnenberg, who acknowledged that she executed the above instrument.

Don-Rita Rice
Notary Public

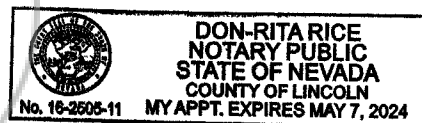


STATE OF Nevada

COUNTY OF Lincoln

On April 2, 2021, personally appeared before me, a Notary Public, Kaylyn Sonnenberg, who acknowledged that she executed the above instrument.

Don-Rita Rice
Notary Public



**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 002-083-02
- b) _____
- c) _____
- d) _____

FOR RECORDER'S OPTIONAL USE ONLY	
Document/Instrument No.	_____
Book _____	Page _____
Date of Recording:	_____
Notes:	_____

2. Type of Property

- a) Vacant Land
- b) Single Family Residence
- c) Condo/Twnhse
- d) 2-4 Plex
- e) Apartment Bldg.
- f) Commercial/Industrial
- g) Agricultural
- h) Mobile Home
- i) Other _____

3. Total Value/Sales Price of Property

_____ \$34,000.00
 Deed in Lieu of Foreclosure Only (Value of Property) (_____)
 Transfer Tax Value _____ \$34,000.00
 Real Property Transfer Tax Due: _____ \$132.60

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 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: Merlene Sonnenberg Capacity: Grantor
 Merlene Sonnenberg

Signature: _____ Capacity: Grantee
 James Robert Ballard

SELLER (GRANTOR) INFORMATION

Print Name: Merlene Sonnenberg and Kaylyn Sonnenberg
 Address: PO Box 204
 City/State/Zip Panaca NV 89042

BUYER (GRANTEE) INFORMATION

Print Name: James Robert Ballard
 Address: 2746 South 2170 East
 City/State/Zip St George UT 84790

COMPANY/PERSON REQUESTING RECORDING (required if not the Seller or Buyer)

Company Name: Cow County Title Co Escrow No NLS 8067-Lin
 Address: 761 Raindance Dr, Pahrump NV 89048