

LINCOLN COUNTY, NV **2021-159994**  
\$797.50  
RPTT:\$760.50 Rec:\$37.00 **05/04/2021 03:33 PM**  
FIRST AMERICAN TITLE INSURANCE COMPANY  
OFFICIAL RECORD  
AMY ELMER, RECORDER

A.P. No. 004-141-02 and 008-031-11  
Escrow No. 13895-2606855-DP/lf  
R.P.T.T. \$760.50

**WHEN RECORDED RETURN TO:**

Robert E. Mize, Jr.  
P.O. Box 542  
Alamo, NV 89001

**MAIL TAX STATEMENTS TO:**

Robert E. Mize, Jr.  
P.O. Box 542  
Alamo, NV 89001

**GRANT, BARGAIN and SALE DEED**

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

Shirley Orr, Administrator of the Estate of B. Hall Meehan AKA Bonita Hall Meehan

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

Robert E. Mize, Jr., an unmarried man

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

**A PORTION OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 5, TOWNSHIP 7 SOUTH, RANGE 61 EAST, LINCOLN COUNTY, NEVADA AND DESCRIBED AS FOLLOWS:**

**COMMENCING AT THE SOUTHWEST CORNER OF THE EAST HALF (E 1/2) OF THE NORTHWEST QUARTER (NW 1/4) OF SAID SECTION 5;  
THENCE NORTH 00° 20' 19" EAST ALONG THE WEST LINE THEREOF A DISTANCE OF 1016.45 FEET TO THE TRUE POINT OF BEGINNING;  
THENCE CONTINUING NORTH 00° 20' 19" EAST A DISTANCE OF 619.66 FEET;  
THENCE SOUTH 89° 56' 17" EAST A DISTANCE OF 1328.36 FEET;  
THENCE SOUTH 00° 21' 12" WEST ALONG THE EAST LINE OF THE NORTHWEST QUARTER (NW 1/4) OF SAID SECTION 5 A DISTANCE OF 608.30 FEET;  
THENCE SOUTH 89° 34' 20" WEST A DISTANCE OF 1328.48 FEET TO THE TRUE POINT OF BEGINNING.**

**NOTE: THE ABOVE METES AND BOUND DESCRIPTION APPEARED PREVIOUSLY IN THAT CERTAIN DOCUMENT RECORDED APRIL 28, 1986, AS INSTRUMENT NO. 84852.**

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.

**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.



**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)  
a) 004-141-02 and 008-031-11  
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 \_\_\_\_\_

<b>FOR RECORDERS OPTIONAL USE</b>
Book _____ Page: _____
Date of Recording: _____
Notes: _____

3. a) Total Value/Sales Price of Property: \$195,000.00  
b) Deed in Lieu of Foreclosure Only (value of property) ( \$ \_\_\_\_\_ )  
c) Transfer Tax Value: \$195,000.00  
d) Real Property Transfer Tax Due \$760.50

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: *Julie Brown*  
Signature: \_\_\_\_\_

Capacity: *Agent*  
Capacity: \_\_\_\_\_

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

Estate of B. Hall Meehan AKA  
Print Name: Bonita Hall Meehan  
Address: PO Box 19005  
City: Las Vegas  
State: NV Zip: 89132

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

Print Name: Robert E. Mize, Jr.  
Address: P.O. Box 542  
City: Alamo  
State: NV Zip: 89001

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

FANV-Direct Title / First American Title  
Print Name: Insurance Company  
Address: 2500 N Buffalo Drive, Suite 120  
City: Las Vegas

File Number: 13895-2606855 DP/ JB  
State: NV Zip: 89128

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