

A.P.N. No.:	001-035-06 and 001-035-07
R.P.T.T.	\$273.00
Escrow No.:	83250
Recording Requested By:	
Cow County Title Co.	
Mail Tax Statements To:	<i>Same as below</i>
When Recorded Mail To:	
RICHARD G. WILSON, JESSICA D. WILSON AND INA MARIE BLEAK	
P O Box 538	
Piocche, NV 89043	



OFFICIAL RECORD
AMY ELMER, RECORDER

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That **OWEN K. DONOHUE**, an unmarried man as to Lots 1, 2, 3, 4 and 5 and **RANDY J. ROWE** and **JANA M. ROWE**, husband and wife as to Lots 2, 3, 4 and 5 for valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to **RICHARD G. WILSON** and **JESSICA D. WILSON**, husband and wife and **INA MARIE BLEAK**, a married woman as her sole and separate property, all as Joint Tenants, all that real property situated in the County of Lincoln, State of Nevada, bounded and described as follows:

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

That portion of Section 22, Township 1 North, Range 67 East, M.D.B. & M., more particularly described as follows:

Lots 1, 2, 3, 4 and 5 in Block 39 in the TOWN OF PIOCHE, as shown on the Official Plat of said Town of Pioche, recorded January 5, 1874 in the Office of the County Recorder of Lincoln County, Nevada in Book A of Plats, pages 37, 38 and 39; and further delineated by the Survey Maps compiled August 28, 1947 and filed in Book A of Plats, pages 55, 56 and 57, Lincoln County, Nevada records.

ASSESSOR'S PARCEL NUMBER FOR 2020 - 2021: 001-035-06 and 001-035-07

SUBJECT TO:

1. Taxes for the fiscal year;
2. Reservations, restrictions, conditions, rights, rights of way and easements, if any of record on said premises.
3. A new Deed of Trust to record concurrent

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 28, 2021

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)

- a) 001-035-06
- b) 001-035-07
- 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 RECORDER'S OPTIONAL USE ONLY	
Book: _____	Page: _____
Date of Recording: _____	
Notes: _____	

3. Total Value/Sale Price of Property \$70,000.00
 Deed in Lieu of Foreclosure Only (value of Property) (_____)
 Transfer Tax Value: \$70,000.00
 Real Property Transfer Tax Due: \$273.00

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 *OWEN K. DONOHUE* Capacity Grantor
 OWEN K. DONOHUE

Signature *RICHARD G. WILSON* Capacity Grantee
 RICHARD G. WILSON

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: OWEN K. DONOHUE, RANDY J. ROWE, and JANA M. ROWE
 Address: P O Box 111
 City: Pioche
 State: NV Zip: 89043

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: RICHARD G. WILSON, JESSICA D, WILSON, and INA MARIE BLEAK
 Address: P O Box 538
 City: Pioche
 State: NV Zip: 89043

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

Print Name: Cow County Title Co. Escrow #: 83250
 Address: P.O. Box 518, 328 Main Street
 City: Pioche State: NV Zip: 89043

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED