

APN: 006-361-21
006-361-22



OFFICIAL RECORD
AMY ELMER, RECORDER

RETURN RECORDED DEED TO:

SLEEMAN REVOCABLE FAMILY LIVING TRUST
HC 74 BOX 142
PIOCHE, NV 89043

QUITCLAIM DEED

WHEREAS, LINCOLN COUNTY, is a political subdivision of the State of Nevada;
WHEREAS, Nevada Revised Statutes ("NRS") 244.265 through 244.296, inclusive,
grants LINCOLN COUNTY authority to manage county owned property, including
authorizing the sale of county owned property;

WHEREAS, LINCOLN COUNTY Board of County Commissioners adopted Resolution
2021-06 on March 15, 2021 setting forth its desire and intention to sell the real property
described herein;

WHEREAS, Resolution 2021-06 was published in the Lincoln County Record on
March 26, April 2, and April 9 2021 to comply with the provisions of NRS 244.281(1)(b)
and NRS 244.282(2).

WHEREAS, LINCOLN COUNTY Board of County Commissioners held a public
hearing on April 5, 2021 to establish the fair market value of the real property described
herein and to establish a minimum bid price as required in NRS 244.2795(1)(a);

WHEREAS, LINCOLN COUNTY has obtained 1 appraisal of the real property
described herein as required by NRS 244.2795(1)(a);

WHEREAS, LINCOLN COUNTY Board of County Commissioners sold the real
property described herein at a public auction on April 16, 2021, which auction was held in
compliance with the requirements of NRS 244.282;

WHEREAS, the high bidder at the auction on April 16, 2021 was SLEEMAN
REVOCABLE FAMILY LIVING TRUST, whose high bid was in excess of the appraised price
of the property as required by NRS 244.281(1)(c) and was accepted by the LINCOLN
COUNTY Board of County Commissioners that same day.

THIS INDENTURE, made and entered into this 12th day of May, 2021, between
LINCOLN COUNTY, a political subdivision of the STATE OF NEVADA, the party of the first
part and hereinafter referred to as "GRANTOR", and KEVIN T. SLEEMAN and TINA M.
SLEEMAN, as Trustees of the KEVIN T. SLEEMAN AND TINA M. SLEEMAN REVOCABLE
FAMILY LIVING TRUST DATED FEBRUARY 13, 2018, as the party of the second part and
hereinafter referred to as "GRANTEE."

WITNESSETH:

That the GRANTOR does hereby quitclaim unto the GRANTEE, and to their heirs
and assigns, forever, all their right, title and interest in and to those certain lots, pieces and

parcels of land situate in the Town of Pioche, County of Lincoln, State of Nevada, and more particularly described as follows, to-wit:

APN: 006-361-21 and 22 and further described as:

LOTS 13 AND 14 OF THE RECORD OF SURVEY FOR CASELTON HEIGHTS RECORDED AS DOCUMENT #153995 WITH THE LINCOLN COUNTY RECORDER'S OFFICE ON MARCH 16, 2018, AND LOCATED IN THE COMMUNITY OF CASELTON, IN THE SW1/4 OF SECTION 28, TOWNSHIP 1 NORTH, RANGE 67 EAST M.D.B. & M.

CONTAINS APPROXIMATELY 1.24 ACRES.

TOGETHER WITH all and singular the tenements, hereditaments, and appurtenances thereunto belonging or in anywise appertaining and the reversion(s), remainder(s), rents, issues and profits thereof; also, all possession, claim and demand whatsoever, as well as in law as in equity of the said party of the first part, of, in, or to the said premises.

TO HAVE AND TO HOLD, all and singular, the said premises together with the appurtenances, unto the said GRANTEE, and to their heirs and assigns, forever.

IN WITNESS WHEREOF, the GRANTOR have hereunto set their hand the day and year first above written.

LINCOLN COUNTY, NEVADA

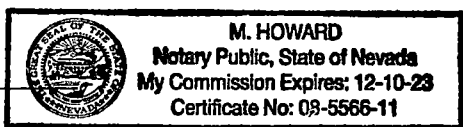
JARED BRACKENBURY, CHAIRMAN
LINCOLN COUNTY BOARD OF COMMISSIONERS

State of NEVADA)
)ss.
County of LINCOLN)

On this 12th day of May, 2021, *****JARED BRACKENBURY*****, personally appeared before me and proved to me to be the persons described in and who executed the foregoing Quitclaim Deed, who acknowledged that they executed the same freely and voluntarily and for the uses and purposes therein mentioned.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal.

M. Howard
NOTARY PUBLIC



**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)

- a) 006-361-21
- b) 006-361-22
- 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	
Book: _____	Page: _____
Date of Recording: _____	
Notes: _____	

3. Total Value/Sales Price of Property

Deed in Lieu of Foreclosure Only (value of property) \$ 10,000.00 37274.00
 Transfer Tax Value: _____
 Real Property Transfer Tax Due \$ 7146.25

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) [Signature] Capacity 2 - Buyer
 Signature _____ Capacity Seller - Lincoln Co

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

Print Name: Lincoln County
 Address: Po Box 90
 City: Pioche
 State: NV Zip: 89043

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

Print Name: Tina Sleeman
 Address: Hc 74 Box 142
 City: Pioche
 State: NV Zip: 89043

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

Print Name: _____ Escrow #: _____
 Address: _____
 City: _____ State: _____ Zip: _____

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED
 Kevin T. Sleeman and Tina M. Sleeman, as Trustees of
 the Kevin T. Sleeman and Tina M. Sleeman Revocable
 Family ~~Trust~~ Living Trust dated February 13, 2018