

LINCOLN COUNTY, NV **2021-160673**
RPTT:\$780.00 Rec:\$37.00
Total:\$817.00 **06/16/2021 02:55 PM**
COW COUNTY TITLE Pgs=3
CHEENEYK

A.P.N. No.:	002-011-02
R.P.T.T.	\$780.00
Escrow No.:	84045
Recording Requested By:	
Cow County Title Co.	
Mail Tax Statements To:	<i>Same as below</i>
When Recorded Mail To:	
LEEVI AHLVERS and KELLEE AHLVERS	
P O Box 254	
Callente, NV 89008	



OFFICIAL RECORD
AMY ELMER, RECORDER

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That **JOHN W. LOVELADY** a married man as his sole and separate property for valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to **LEEVI AHLVERS and KELLEE AHLVERS, husband and wife 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 the Southeast Quarter (SE1/4) of the Southeast Quarter (SE1/4) of Section 5, Township 2 South, Range 68 East, M.D.B. & M., Lincoln County, Nevada, more particularly described as follows:

Commencing at a point on the North side of the Upper Lane, also known as "B" Street in the Town of Panaca, Nevada, at the intersection of 2nd Street with the North side of "B" Street, shown on the official plat as between Blocks 1 and 20 about 33 rods West of the actual townsite boundary line, and running;

- thence East along said North side of the Upper Lane a distance of 190 feet;
- thence at right angles North 126 feet;
- thence at right angles West a distance of 190 feet;
- thence at right angles South 126 feet to the point of beginning.

The above legal description is a metes and bounds description and was obtained from a GRANT, BARGAIN, SALE DEED, recorded October 4, 2007 in Book 236 Official Records, page 79, as File No. 130017 Lincoln County, Nevada records.

This additional information required by NRS 111.312 and NRS 239B.030.

ASSESSOR'S PARCEL NUMBER FOR 2020 - 2021: 02-011-02

***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.

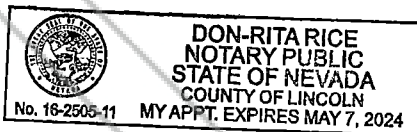
Dated: June 09, 2021

John W. Lovelady
JOHN W. LOVELADY

State of Nevada)
County of Lincoln) ss.

This instrument was acknowledged before me on the 14th day of June 2021
By: JOHN W. LOVELADY

Signature: Don Rita Rice
Notary Public



**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)

- a) 002-011-02
- 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 RECORDER'S OPTIONAL USE ONLY

Book: _____ Page: _____

Date of Recording: _____

Notes: _____

3. Total Value/Sale Price of Property 200,000.00
 Deed in Lieu of Foreclosure Only (value of Property) (_____)
 Transfer Tax Value: 200,000.00
 Real Property Transfer Tax Due: \$780.00

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 *John W. Lovelady* Capacity Grantor/Seller
 JOHN W. LOVELADY

Signature *Leevi Ahlvers* Capacity Grantee/Buyer
 LEEVI AHLVERS

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: JOHN W. LOVELADY
 Address: P O Box 694
 City: Pioche
 State: _____ Zip: 89043

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: LEEVI AHLVERS and KELLEE AHLVERS
 Address: P O Box 254
 City: Caliente
 State: _____ Zip: 89008

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

Print Name: COW COUNTY TITLE CO Escrow #: 84045
 Address: P O BOX 518
 City: PIOCHE State: NV Zip: 89043

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED