



OFFICIAL RECORD  
AMY ELMER, RECORDER

A.P.N. No.:	001-036-05
R.P.T.T.	\$312.00
Escrow No.:	83979
<b>Recording Requested By:</b>	
Cow County Title Co.	
Mail Tax Statements To:	Same as below
<b>When Recorded Mail To:</b>	
NICHOLAS VINCENT	
P O Box 305	
Pioche, NV 89043	

### GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That **BONNIE SHAW**, a widow and **DOUGLAS RAY MELCHER**, an unmarried man for valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to **NICHOLAS VINCENT**, a single man, 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 7, 8, and 9 in Block 44 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: 001-036-05

**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.

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: May 27, 2021

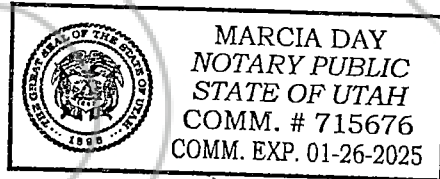
Bonnie Shaw  
BONNIE SHAW

D.R. Melcher  
DOUGLAS RAY MELCHER

State of Utah )  
County of Iron ) ss.

This instrument was acknowledged before me on the 1st day of June 2021 By:  
BONNIE SHAW and ~~DOUGLAS RAY MELCHER~~

Signature: Marcia Day  
Notary Public  
Expiration Date: 1/26/2025




STATE OF NEVADA

COUNTY OF LINCOLN

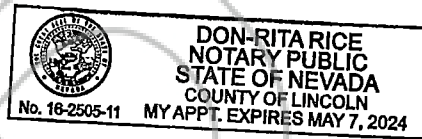
This instrument was acknowledged before me on June 2, 2021

by DOUGLAS RAY MELCHER



NOTARY

Don-Rita Rice



*COPIES*

**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)  
 a) 001-036-05  
 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 \$80,000.00  
 Deed in Lieu of Foreclosure Only (value of Property) ( \_\_\_\_\_ )  
 Transfer Tax Value: \$80,000.00  
 Real Property Transfer Tax Due: \$312.00

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 Bonnie Shaw Capacity Grantor  
 BONNIE SHAW

Signature Nicholas Vincent Capacity Grantee  
 NICHOLAS VINCENT

**SELLER (GRANTOR) INFORMATION (REQUIRED)**  
 Print Name: BONNIE SHAW and DOUGLAS RAY MELCHER  
 Address: 2705 Fulano Way  
 City: Las Vegas  
 State: NV Zip: 89102

**BUYER (GRANTEE) INFORMATION (REQUIRED)**  
 Print Name: NICHOLAS VINCENT  
 Address: P O Box 305  
 City: Pioche  
 State: NV Zip: 89043

**COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)**  
 Print Name: Cow County Title Co. Escrow #: 83979  
 Address: P.O. Box 518, 328 Main Street  
 City: Pioche State: NV Zip: 89043