A.P.N.:

006-041-61

File No:

13896-2629137 (TV)

R.P.T.T.:

\$136.50

LINCOLN COUNTY, NV

2021-160783

RPTT:\$136.50 Rec:\$37.00 **07/09/2021 09:44 AM**

FIRST AMERICAN TITLE INSURANCE COMPRYS-3 KC

OFFICIAL RECORD

AMY ELMER, RECORDER

When Recorded Mail To: Mail Tax Statements To: Ernie Sena and Jamie Sena 2217 Maple Shade Street Henderson, NV 89002

GRANT, BARGAIN and SALE DEED

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

Susan B. Merrill, Successor Trustee of The Albert C & Phyllis L Biederman Family Trust dated April 16, 2009

do(es) hereby GRANT, BARGAIN and SELL to

Ernie Sena and Jamie Sena, husband and wife as joint tenants

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

PARCEL I:

THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) AND SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER (SW 1/4) OF GOVERNMENT LOT SIX (6) IN SECTION 2, TOWNSHIP 4 NORTH, RANGE 67 EAST, M.D.B.&M.

PARCEL II:

A NON-EXCLUSIVE EASEMENT FOR ROAD PURPOSES WITH THE RIGHT OF MAINTENANCE, RENEWAL AND REPAIR FOR ROAD PURPOSES WITH THE RIGHT OF EGRESS AND INGRESS AND FOR THE CONSTRUCTION, OPERATION, MAINTENANCE, RENEWAL AND REPAIR OF ALL TYPES AND KINDS OF PUBLIC UTILITIES OVER, ACROSS AND UNDER A ROADWAY AS PRESENTLY EXISTS RECORDED SEPTEMBER 24, 1985 IN DEED IN BOOK 67, PAGE 371 AS INSTRUMENT 83469 IN THE OFFICE OF THE LINCOLN COUNTY RECORDER.

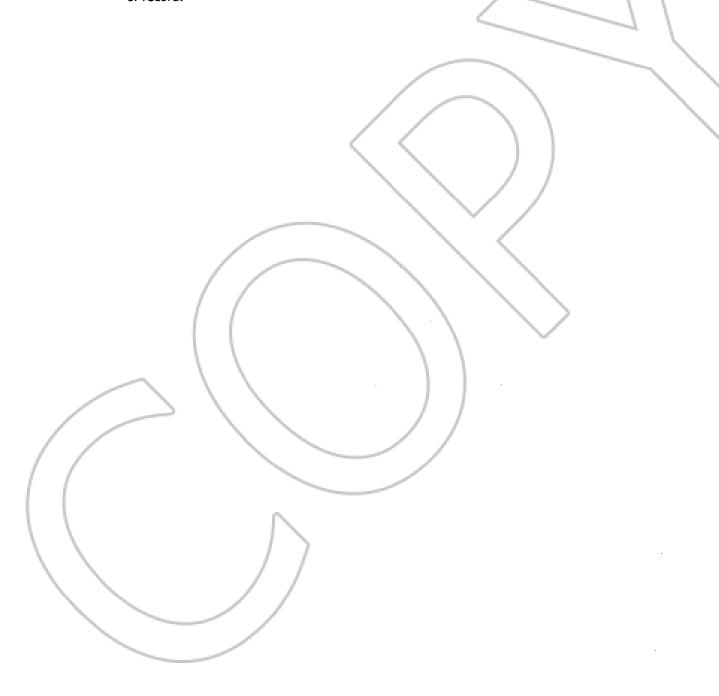
PARCEL III:

A NON-EXCLUSIVE EASEMENT FOR RIGHT OF WAY AND EASEMENT FOR THE CONSTRUCTION, OPERATION, MAINTENANCE, REPAIR AND RENEWAL OF AN **ELECTRIC POWER TRANSMISSION LINE OVER AND ACROSS A STRIP OF LAND 12** FEET IN WIDTH EXTENDING FROM AN EXISTING POWER POLE AS RECORDED SEPTEMBER 24, 1985 IN DEED IN BOOK 67, PAGE 371 AS INSTRUMENT 83469 IN THE OFFICE OF THE LINCOLN COUNTY RECORDER.

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.

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.



The Albert C & Phyllis L Biederman Family Trust
dated April 16, 2009

Susan B Merrill, Successor Trustee

Susan B Mërrill, Successor Trustee

State OF

COUNTY OF

Washington

This instrument was acknowledged before me on

Susan B. Merrill, Successor Trustee.

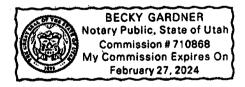
Becky Susan B. Merrill, Successor Trustee

This Notary Public

(My commission expires: 02-27-24)

This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed under Escrow

No. 13896-2629137.



STATE OF NEVADA DECLARATION OF VALUE

1.	Assessor Parcel Number(s)	
a)	006-041-61	\ \
b)		\ \
c)		\ \
d)		\ \
2.	Type of Property	\ \
a)	X Vacant Land b) Single Fam. Res	FOR RECORDERS OPTIONAL USE
c)	Condo/Twnhse d) 2-4 Plex	Book Page:
e)	Apt. Bldg. f) Comm ¹ /Ind ¹	Date of Recording:
g)	Agricultural h) Mobile Home	Notes:
i)	Other	rrocco.
3.		#3E 000 00
٥.	a) Total Value/Sales Price of Property:	\$35,000.00
	b) Deed in Lieu of Foreclosure Only (value of p	roperty) (_\$)
	c) Transfer Tax Value:	\$35,000.00
	d) Real Property Transfer Tax Due	\$136.50
4.	If Exemption Claimed:	\ / /
	a. Transfer Tax Exemption, per 375.090, Secti	hn:
	h. 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		
info	prmation and belief, and can be supported by do	provided is correct to the best of their ocumentation if called upon to substantiate
the	rmation and belief, and can be supported by do information provided herein. Furthermore, the	parties agree that disallowance of any
109	med exemption, or other determination of add	Durguant to NRS 375 030, the Buyer and
Sell	6 of the tax due plus interest at 1% per month er shall be jointly and severally liable for any ad	ditional amount owed.
Sign	nature: \\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\	Capacity: Grantor/Seller
Sign	nature:	Capacity:
	SELLER (GRANTOR) INFORMATION	BUYER (GRANTEE) INFORMATION
and the same of th	(REQUIRED) Susan B. Merrill, Successor	(REQUIRED)
	Trustee of The Albert C & Phyllis L	
Drin	Biederman Family Trust dated at Name: April 16, 2009	Ernie Sena and Jamie
	Iress: 1422 W 410 N	Print Name: <u>Sena</u> Address: 2217 Maple Shade Street
	$O' \setminus O$	
City Stat		City: Henderson State: NV Zip: 89002
	te: Vip. 84770 MPANY/PERSON REQUESTING RECORDIN	
FANV Direct Title/ First American Title		
Prin	t Name: Insurance Company	File Number: <u>13896-2629137 TV/ ar</u>
Δdd	701 North Green Valley Parkway, Suite lress 120	
	: Henderson	State: NV Zip:89120
,	(AC A DUBLIC DECORD THIS FORM MAY	