

A.P.N.: 006-041-61
File No: 13896-2629137 (TV)
R.P.T.T.: \$136.50

LINCOLN COUNTY, NV **2021-160783**
\$173.50
RPTT:\$136.50 Rec:\$37.00 **07/09/2021 09:44 AM**
FIRST AMERICAN TITLE INSURANCE COMPANY-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.

COOPER

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 006-041-61
- 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 RECORDERS OPTIONAL USE	
Book _____	Page: _____
Date of Recording: _____	
Notes: _____	

- 3. a) Total Value/Sales Price of Property: \$35,000.00
- b) Deed in Lieu of Foreclosure Only (value of property) (\$ _____)
- 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, 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: [Signature] Capacity: Grantor/Seller
 Signature: _____ Capacity: _____

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

Susan B. Merrill, Successor
 Trustee of The Albert C & Phyllis L
 Biederman Family Trust dated
 Print Name: April 16, 2009
 Address: 1422 W 410 N
 City: St George
 State: UT Zip: 84770

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

Ernie Sena and Jamie
 Print Name: Sena
 Address: 2217 Maple Shade Street
 City: Henderson
 State: NV Zip: 89002

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

FANV Direct Title/ First American Title
 Print Name: Insurance Company File Number: 13896-2629137 TV/ ar
 Address 701 North Green Valley Parkway, Suite
120
 City: Henderson State: NV Zip: 89120

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)