

LINCOLN COUNTY, NV **2021-160922**
 \$1,441.00
 RPTT:\$1404.00 Rec:\$37.00 **08/02/2021 02:55 PM**
 MESQUITE TITLE COMPANY Pgs=3 KC
OFFICIAL RECORD
 AMY ELMER, RECORDER

A.P.N.: 002-260-06 and 002-260-03
 Order No. 19792 - AMF
 R.P.T.T. \$1,404.00
RECORDING REQUESTED BY:
 Mesquite Title Company

WHEN RECORDED MAIL DOCUMENT AND TAX BILL TO:
 Kenneth E Katschke and Aimee G. Katschke
 2872 East 2960 South
 Salt Lake City, UT 84109

This area reserved for County Recorder

GRANT, BARGAIN and SALE DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,
 Lee D. Maughan a.k.a. Lee Maughan, a.k.a. Lee Douglas and Cindy G. Maughan, husband and wife as joint tenants

do(es) hereby GRANT, BARGAIN and SELL to
 Kenneth E Katschke and Aimee G Katschke, husband and wife as joint tenants

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

SEE ATTACHED EXHIBIT "A" - LEGAL DESCRIPTION

SUBJECT TO:
 1. Taxes for the current fiscal year.
 2. Covenants, conditions, Restrictions, Reservations, rights of way and Easement now of record.

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.

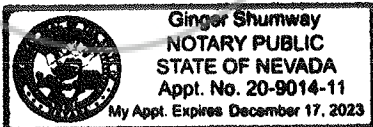
Dated: 30 day of July, 2021

Lee D. Maughan
 Lee D. Maughan

Cindy G. Maughan
 Cindy G. Maughan

STATE OF Nevada)
) :ss.
 COUNTY OF Clark)

On the 30th day of July, 2021, personally appeared before me, Lee D. Maughan and Cindy G. Maughan, the signer(s) of the within instrument who duly acknowledged to me that he/she/they executed the same.



Ginger Shumway
 NOTARY PUBLIC

My Commission Expires: December 17, 2023

Escrow No: 19792

EXHIBIT "A"
Legal Description

All that certain real property situated in the County of Lincoln, State of Nevada, described as follows:

Parcel 1:

The following described land is located within the Southwest Quarter of the Southwest Quarter (SW1/4 of SW1/4) of Section 9, Township 2 South, Range 68 East of the Mount Diablo Base and Meridian, Lincoln County, Nevada.

BEGINNING at a point 16.5 feet South of the Northeast corner of the Southwest Quarter of the Southwest Quarter (SW1/4 of SW1/4) of said Section 9;
Thence, continuing South, a distance of 240 feet;
Thence West 133 feet;
Thence North 230 feet;
Thence Northeasterly approximately 28 feet to a point 113 feet West of the Northeast corner of the Southwest Quarter of the Southwest Quarter (SW1/4 of SW1/4);
thence East 113 feet to the Point of Beginning.

(the above description last used in a Deed recorded as Doc. No. 107970 of Official Records)

ALSO:

BEGINNING at a point from which the Southwest corner of said Section 9 bears S 48°33'53" W, a distance of 1586.7 feet;
Thence East a distance of 132.5 feet to the Northeast corner;
Thence South a distance of 67.08 feet to the Southeast corner;
Thence South 77°45'18" West a distance of 134.77 feet to the Southwest corner;
Thence North 0°28'45" West a distance of 95.66, more or less, to the Northwest corner and the Point of Beginning.

(the above description last used in a Deed recorded as Doc. No. 107971 of Official Records)

ALSO:

BEGINNING at a point from which the Southwest corner of said Section 9 bears s 47°00'48" West, a distance of 1540.00 feet;
Thence East a distance of 63.00 feet to the Northeast corner;
Thence South 0°28'45" East a distance of 95.66 feet to the Southeast corner;
Thence South 77°45'18" West a distance of 63.09 feet to the Southwest corner;
Thence North 01°07'45" West a distance of 109.04 feet, more or less, to the Northwest corner and the Point of Beginning.

(the above description last used in a Deed recorded as Doc. No. 109864 of Official Records)

ALSO a strip of land 62 feet wide described as follows:

BEGINNING at a point 256.5 feet South of the Northeast corner of the Southwest Quarter of the Southwest Quarter (SW1/4 of SW1/4) of said Section 9;
Thence West a distance of 133 feet to the True Point of Beginning;
Thence, continuing West, a distance of 62 feet;
Thence North 160 feet;
Thence Northeasterly approximately 85 feet to a point;

Thence South approximately 230 feet to the True Point of Beginning.

(the above description last used in a Deed recorded as Doc. No. 109864 of Official Records)

Parcel 2:

Parcel Four (4) shown by parcel map for Lee & Cindy G. Maughan, recorded February 13, 1985 as Document No. 82128, filed in Plat Book "A", Page 240, in the office of the County Recorder, Lincoln County, Nevada.

Assessor's Parcel Number: 002-260-06 and 002-260-03



STATE OF Nevada
DECLARATION OF VALUE

1. Assessor Parcel Number(s)

- a) 002-260-06 and 002-260-03 _____
- 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
- Other

RECORDERS FOR OPTIONAL USE ONLY	
Book: _____	Page: _____
Date of Recording: _____	
Notes: _____	

- 3. a. Total Value/Sales Price of Property: \$360,000.00
- b. Deed in Lieu of Foreclosure Only(value of property): (0.00)
- c. Transfer Tax Value: \$360,000.00
- d. Real Property Transfer Tax Due \$1,404.00

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 Lee D. Maughan Capacity _____ Grantor's Agent _____
 Signature Cindy G. Maughan Capacity _____ Grantee's Agent _____

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

Lee D. Maughan a.k.a. Lee
Maughan, a.k.a. Lee Douglas and
Cindy G. Maughan
 Print Name: By: Annie M. Frehner, Agt.
 Address: PO Box 441
 City: Panaca
 State: Nevada Zip:89042

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

Kenneth E Katschke and Aimee G
Katschke
 Print Name: By: Annie M. Frehner, Agt.
 Address: 2872 East 2960 South
 City: Salt Lake City
 State: Utah Zip:84109

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

Print Name: Mesquite Title Company Escrow #: 19792
 Address: 840 Pinnacle Ct. Building 3
 City: Mesquite State: NV Zip: 89027

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