010-173-06 A.P.N. No.: \$202.80 R.P.T.T. Escrow No.: 84048 Recording Requested By: Cow County Title Co. Mail Tax Statements To: Same as below When Recorded Mail To: 8387 CANYON ROAD, LLC, a Nevada Limited Liability Company 1645 W Red Cloud Dr St George, UT 84770

LINCOLN COUNTY, NV 2021-160950 RPTT:\$202.80 Rec:\$37.00 08/05/2021 02:51 PM Total:\$239.80 COW COUNTY TITLE CO Pas=4 KC



OFFICIAL RECORD AMY ELMER, RECORDER

## **GRANT, BARGAIN, SALE DEED**

THIS INDENTURE WITNESSETH: That EVELYN L. WINTER, Successor Trustee to The William T. Gaba Revocable Living Trust, dated March 19, 1998 for valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to 8387 CANYON ROAD, LLC, a Nevada Limited Liability Company, 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:

A portion of the Northwest Quarter (NW1/4) and Southwest Quarter (SW1/4) of the Northeast Quarter (NE1/4) of Section 36, Township 3 South, Range 55 East, M.D.B.& M., more particularly described as follows:

Lot 6 of Block 3 of SUNSET ACRES, TRACT NO. 1 as shown on the Subdivision Map thereof recorded October 6, 1975 in the Office of the County Recorder of Lincoln County, Nevada in Book A of Plats, page 117, as File No. 57314, Lincoln County, Nevada records.

ASSESSOR'S PARCEL NUMBER FOR 2020 - 2021: 010-173-06

## \*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: July 09, 2021

THE WILLIAM T. GABA REVOCABLE LIVING TRUST, DATED MARCH 19, 1998	
BY: WINTER Successor Trustee	
	=
State of Color of Col	Ų.
County of Bioimmail )	74
This instrument was acknowledged before me on the 20 day of JUTY, 2021  By: EVELYN L. WINTER. Successor Trustee	No.
Signature: Notary Public Expiration Date: Aug 13 2023	
Expiration Date: 7140 13 2023	

## STATE OF NEVADA DECLARATION OF VALUE FORM

Assessor Parcel Number(s)								( \			
	a) 010	-173-06						\ \			
	b)							\ \			
	c)		-					\ \			
	d)							\ \			
2.	<b>v</b> -	of Property:			ESS SECO	BBEDIO C	DTIONAL	LICE ONLY			
	a) 📋	Vacant Land	b) 🗷	Single Fam. Res.	FOR RECC Book:	KNEK 2 C	Page:	USE ONLI			
	. —	Condo/Twnhse	-, 🗀	2-4 Plex	Date of Rec	ordina.	1 agc.		— I		
	- —	Apt.Bldg		Comm'l/Ind'l	Notes:				<u></u>		
	g) 🔲	Agricultural	h) 🗀	Mobile Home	1101001	The state of the s			7/4		
	i) 🗆	Other			/						
_	Ťotol \	/alua/Cala Brigo	of Drone	arty /			/	\$52,000	0.00		
<b>J</b> .	Deed	/alue/Sale Price (	sure Oi	nly (value of Proper	tv) (			, , , , , , , , , , , , , , , , , , , ,	7		
		er Tax Value:	J3410 01	my (tanao or Topo.	<u> </u>			\$52,000	0.00		
		Property Transfer	Tax Du	e:	1	7		\$202	2.80		
4.	If Exe	mption Claimed:		1			/				
	a. Transfer Tax Exemption per NRS 375.090, Section										
	b. Explain Reason for Exemption:										
				tanaformadi 100		%					
5.	Partia	i interest Percent	age bei	ng transferred: 100 i acknowledges, un	der nenalty o	76.	oursuant to				
KIE	OC 275	060 and NRS 37	75.410 ±	that the information	provided is o	correct to ti	ne best of 1	neir			
inf	iormatic	on and helief and	d can be	supported by docu	ımentation if	called upo	n to substa	intiate the			
inf	armatic	n provided herei	n Furth	ermore the parties	lagree that d	isallowand	e of any ci	aimeu			
<b>6</b> V	amntia	n or other determ	nination	i of additional tax di	ie. mav resui	it in a pena	uty of 10%	or the tax			
du	due plus interest at 1% per month. Pursuant to NRS 375 030, the Buyer and Seller shall be										
joi	jointly and severally liable for any additional amount owed.										
	-	X45 \	10	0 11	1 1						
Si	gnaturé	Chely		· Wenter	′ / /(	Capacity	Grantor				
		EVELYN L, WI	VTER, S	Successor Trustee	777	_					
1		/	No.								
ʹͺ			The Road of the Lot of			Capacity	Grantee				
Si	gnature	CARRIE GRAN	IDEIEI I	) Manager		Japacity _	Ojanico				
		CARRIE GRAN	וטויובנו	J, Manager							
SELLER (GRANTOR) INFORMATION					<u>BUY</u>	ER (GRAN	ITEE) INFO	ORMATION			
		(REQ	UIRED)			(RI	EQUIRED)	AD LLC a Nov	,ada		
Pr	int Nar	ne: WILLIAM T.	GABA	REVOCABLE		1 8387 CA	iability Co	AD, LLC, a Nev	raua		
N	Natura			ted March 16, 1998	Address:		Red Cloud				
	ddress: ity:	1110 E 10th Broomfield	Ave, A	Pumo ia	City:	St Georg					
	7700		Zip:	80020	State: UT		Zip:	84770			
- 14	State. OC										
Ç	OMPAI	NY/PERSON RE	QUEST	ING RECORDING	(required if )	not seller	or buyer)				
		ne: Cow County	Title C	O.	_Escrow #:	84048					
	ddress:		8, 328 I	wain Street	State: NV		Zip:	89043			
C	ity:	Pioche			_ 31410. 144						

## STATE OF NEVADA **DECLARATION OF VALUE FORM** 1. Assessor Parcel Number(s) a) 010-173-06 b) C) d) 2. Type of Property: FOR RECORDER'S OPTIONAL USE ONLY Single Fam. Res. a) T Vacant Land b) 🗷 Page: Book: c) Condo/Twnhse d) 2-4 Plex Date of Recording: f) Comm'!/Ind'! e) Apt.Bldg Notes: h) Mobile Home g) Agricultural i) 🔲 Other \$52,000.00 3. Total Value/Sale Price of Property Deed in Lieu of Foreclosure Only (value of Property) \$52,000.00 Transfer Tax Value: \$202.80 Real Property Transfer Tax Due: 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. Capacity Grantor Signature **EVELYN L. WINTER. Successor Trustee** Capacity Grantee Signature CARRIE GRANDFIELD, Manager **BUYER (GRANTEE) INFORMATION** SELLER (GRANTOR) INFORMATION (REQUIRED) (REQUIRED) Print Name: 8387 CANYON ROAD, LLC, a Nevada WILLIAM T. GABA REVOCABLE Print Name: Limited Liability Company LIVING TRUST, dated March 16, 1998 Address: 1645 W Red Cloud Dr 1110 E 10th Ave, Apt #319 Address: St George Broomfield City: City: 84770 Zip: State: CO 80020 State: UT Zip: COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer) Cow County Title Co. Escrow #: 84048 Print Name: P.O. Box 518, 328 Main Street Address: Zip: 89043 State: NV City: Pioche

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED