

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



OFFICIAL RECORD
AMY ELMER, RECORDER

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

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: *Evelyn L. Winter*
EVELYN L. WINTER
Successor Trustee

State of Colorado)
County of Broomfield) ss.

This instrument was acknowledged before me on the 20 day of July, 2021
By: EVELYN L. WINTER. Successor Trustee

Signature: *D. Mendez*
Notary Public
Expiration Date: Aug 13 2023

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)

- a) 010-173-06
- 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'/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

\$52,000.00

Deed in Lieu of Foreclosure Only (value of Property) (_____)

Transfer Tax Value: \$52,000.00

Real Property Transfer Tax Due: \$202.80

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 *Evelyn L. Winter* Capacity Grantor
EVELYN L. WINTER, Successor Trustee

Signature _____ Capacity Grantee
CARRIE GRANDFIELD, Manager

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: WILLIAM T. GABA REVOCABLE LIVING TRUST, dated March 16, 1998
Address: 1110 E 10th Ave, Apt #319
City: Broomfield
State: CO Zip: 80020

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: 8387 CANYON ROAD, LLC, a Nevada Limited Liability Company
Address: 1645 W Red Cloud Dr
City: St George
State: UT Zip: 84770

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

Print Name: Cow County Title Co. Escrow #: 84048
Address: P.O. Box 518, 328 Main Street
City: Pioche State: NV Zip: 89043

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED

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Signature _____ Capacity Grantor _____
 EVELYN L. WINTER, Successor Trustee

Signature  _____ Capacity Grantee _____
 CARRIE GRANDFIELD, Manager

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