

A.P.N.: 001-240-50
File No: 119-2631304 (SC)
R.P.T.T.: \$253.50

LINCOLN COUNTY, NV
\$290.50
RPTT:\$253.50 Rec:\$37.00
FIRST AMERICAN TITLE INSURANCE COMPANY
OFFICIAL RECORD
AMY ELMER, RECORDER

2021-161032

08/24/2021 01:45 PM

PLAT 2 KC

When Recorded Mail To: Mail Tax Statements To:
Elizabeth Curtis Ashby and Lionel Meredith Ashby
PO Box 209
Pioche, NV 89043

GRANT, BARGAIN and SALE DEED

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

Channon M. Taylor, Successor Trustee of the Phillips-Henderson Family Trust dated October 9, 2018

do(es) hereby *GRANT, BARGAIN and SELL* to

Elizabeth Curtis Ashby and Lionel Meredith Ashby, wife and husband as joint tenants with right of survivorship

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

A PORTION OF THE SOUTH HALF (S 1/2) OF THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 14, TOWNSHIP 1 NORTH, RANGE 67 EAST, M.D.B.&M., MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL NO. 1 AS SHOWN ON PARCEL MAP FOR JERRY D. AND NANCY ESCOBEDO WITLICKI RECORDED MARCH 08, 2000, IN THE OFFICE OF THE COUNTY RECORDER OF LINCOLN COUNTY, IN BOOK B OF PLATS, PAGE 292 AS FILE NO. 114208, LINCOLN COUNTY, NEVADA RECORDS.

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.

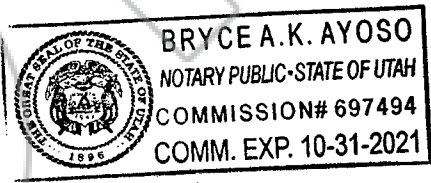
Phillips-Henderson Family Trust dated October 9, 2018

x Channon M. Taylor, Successor Trustee
Channon M. Taylor, Successor Trustee

STATE OF ~~NEVADA~~ ^{Utah})
COUNTY OF ~~CLARK~~ ^{Utah}) : ss.

This instrument was acknowledged before me on August 18, 2021 by **Channon M. Taylor, Successor Trustee of the Phillips-Henderson Family Trust.**

[Signature]
Notary Public
(My commission expires: 10/31/21)



This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed under Escrow No. 119-2631304.

Bryce A.K. Ayoso
10-31-21
697494

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 001-240-50
- 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: \$65,000.00
- b) Deed in Lieu of Foreclosure Only (value of property) (\$ _____)
- c) Transfer Tax Value: \$65,000.00
- d) Real Property Transfer Tax Due \$253.50

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: Agent
Capacity: _____

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

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

Channon M. Taylor, Successor
Trustee of the Phillips-Henderson
Family Trust dated October 9,
Print Name: 2018
Address: 3693 W. Sonne Lane, #V109
City: Herriman
State: UT Zip: 84096

Elizabeth Curtis Ashby and
Lionel Meredith Ashby
Print Name: _____
Address: PO Box 209
City: Pioche
State: NV Zip: 89043

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

First American Title Insurance
Print Name: Company
Address 7674 W Lake Mead Blvd, Ste 108
City: Las Vegas

File Number: 119-2631304 SC/ SC
State: NV Zip: 89128

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