

LINCOLN COUNTY, NV

2021-161044

\$134.50

RPTT:\$97.50 Rec:\$37.00

08/26/2021 11:26 AM

TITLE DEEDS & NEEDS, LLC

Pgs=3 KC

OFFICIAL RECORD

AMY ELMER, RECORDER

APN NO: 001-193-29

**RECORDING REQUESTED BY:
Title Deeds & Needs, LLC**

**WHEN RECORDED MAIL TO AND
MAIL TAX STATEMENTS TO:
WILLIAM WAYNE WILLIAMS
P.O. BOX 695
PIOCHE, NV 89043**

**Affix RPTT: \$ 97.50
File No. 21-303**

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH THAT:
**VAUGHN KAY PHILLIPS AND DONNA MAE PHILLIPS, TRUSTEES OF THE VAUGHN KAY
PHILLIPS AND DONNA MAE PHILLIPS FAMILY LIVING TRUST, dated the 14th day of July 1995**

For valuable consideration, the receipt of which is hereby acknowledged, do hereby Grant, Bargain, Sell and convey to

SETH WAYNE WILLIAMS, a single man and/or WILLIAM WAYNE WILLIAMS, a married man, as joint tenants

all that real property situated in the County of LINCOLN, State of Nevada, described as follows:

SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF

TOGETHER WITH all and singular the tenements, hereditaments and appurtenances thereunto belonging to in anywise appertaining.

SUBJECT TO:

1. General and special taxes for the current fiscal year.
2. Covenants, conditions, restrictions, rights of way, easements and reservations of record.
3. Deed(s) of Trust of Record, if any

**GRANTOR'S SIGNATURE AND NOTARY ACKNOWLEDGEMENT ATTACHED AS PAGE 2
HEREOF.**

WITNESS this 25th day of AUGUST 2021.

VAUGHN KAE PHILLIPS AND DONNA MAE PHILLIPS FAMILY LIVING TRUST:

Vaughn Kay Phillips trustee
VAUGHN KAY PHILLIPS, TRUSTEE

Donna Mae Phillips trustee
DONNA MAE PHILLIPS, TRUSTEE

VAUGHN KAY PHILLIPS, TRUSTEE

DONNA MAE PHILLIPS, TRUSTEE

NOTARY ACKNOWLEDGMENT

ATTACHED TO:
Grant, Bargain, Sale Deed

STATE OF NEVADA) SS

COUNTY OF LINCOLN)

On August 25, 2021 before me, ASHLEY REMINGTON, a Notary Public
in and for said State, personally appeared:

VAUGHN KAY PHILLIPS AND DONNA MAE PHILLIPS, AS TRUSTEES

Who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State that the foregoing paragraph is true and correct.

WITNESS my hand and official seal:

Signature:

AR
Signature of Officer

(NOTARY SEAL)

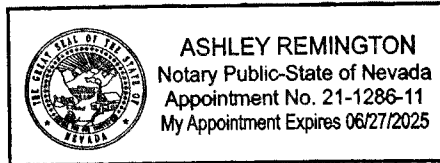
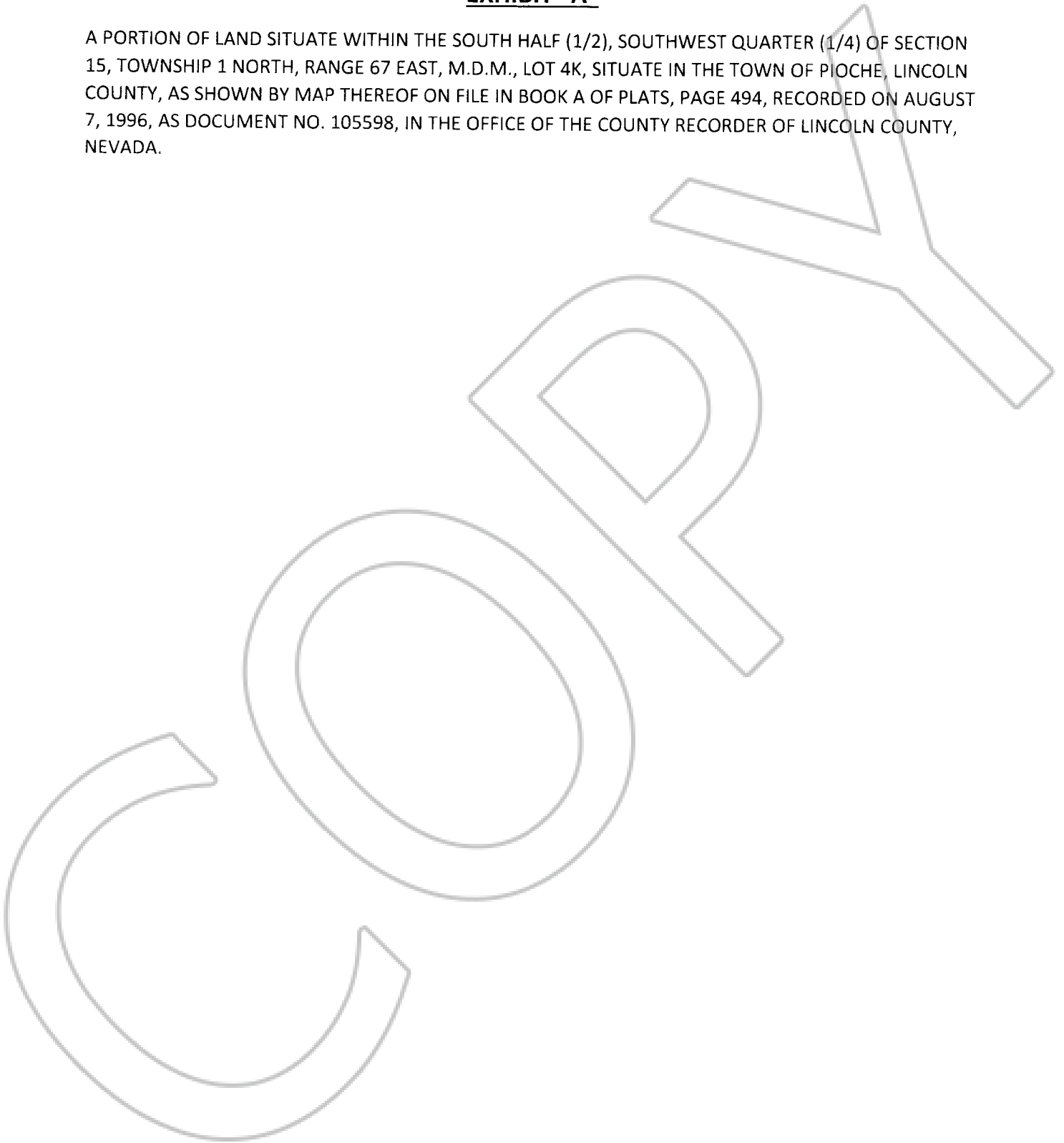


EXHIBIT "A"

A PORTION OF LAND SITUATE WITHIN THE SOUTH HALF (1/2), SOUTHWEST QUARTER (1/4) OF SECTION 15, TOWNSHIP 1 NORTH, RANGE 67 EAST, M.D.M., LOT 4K, SITUATE IN THE TOWN OF POCHE, LINCOLN COUNTY, AS SHOWN BY MAP THEREOF ON FILE IN BOOK A OF PLATS, PAGE 494, RECORDED ON AUGUST 7, 1996, AS DOCUMENT NO. 105598, IN THE OFFICE OF THE COUNTY RECORDER OF LINCOLN COUNTY, NEVADA.



**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a) **001-193-29**
 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 _____

FOR RECORDER'S OPTIONAL USE ONLY

 Trust on file- KC

3. a) Total Value/Sales Price of Property \$ 25,000.00
 b) Deed in Lieu of Foreclosure Only (value of property) (_____)
 c) Transfer Tax Value: \$ 25,000.00
 d) Real Property Transfer Tax Due \$ 127.50

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: [Signature] Capacity: AGENT
 Signature: _____ Capacity: _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: Vaughn Kay & Donna Mae Phillips, TTEE
 Address: P.O. Box 454
 City: Pioche
 State: NV Zip: 89043

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Seth Wayne Williams & William Wayne Williams
 Address: PO Box 695
 City: Pioche
 State: NV Zip: 89043

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

Print Name: **Title Deeds & Needs, LLC**
 Address: **P.O. Box 180**
 City, State & Zip: **Pioche, NV 89043**

File No. **21-303**

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED