

LINCOLN COUNTY, NV

2021-161068

\$95.50

RPTT:\$58.50 Rec:\$37.00

09/03/2021 01:45 PM

TITLE DEEDS & NEEDS, LLC

Pgs=3 AE

OFFICIAL RECORD

AMY ELMER, RECORDER

APN NO: 013-042-50

RECORDING REQUESTED BY:

TITLE DEEDS & NEEDS, LLC

WHEN RECORDED MAIL TO:

DEREK CHEENEY & KAYLA CHEENEY

P.O. BOX 158

PIOCHE, NV 89043

MAIL TAX STATEMENTS TO:

SAME AS ABOVE

Affix RPTT: \$58.50

File No. 21-286

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH THAT:

Daniel Joseph Fiala, an unmarried man and Amy Lee Fiala, an unmarried woman, as joint tenants with rights of survivorship, who acquired title as husband and wife

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

Derek Cheeny and Kayla Cheeny, husband and wife as joint tenants

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

LEGAL DESCRIPTION AS PER EXHIBIT "A" 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

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

Daniel Joseph Fiala
DANIEL JOSEPH FIALA

Amy Lee Fiala
AMY LEE FIALA FIALA

STATE OF NEVADA
COUNTY OF LINCOLN

} SS:

On August 16, 2021

Personally, appeared before me, a Notary Public

Daniel Joseph Fiala and Amy Lee Fiala

Who acknowledged that he/she/they executed the above instrument.

AR
Notary Public

My commission expires: 6/27/2025

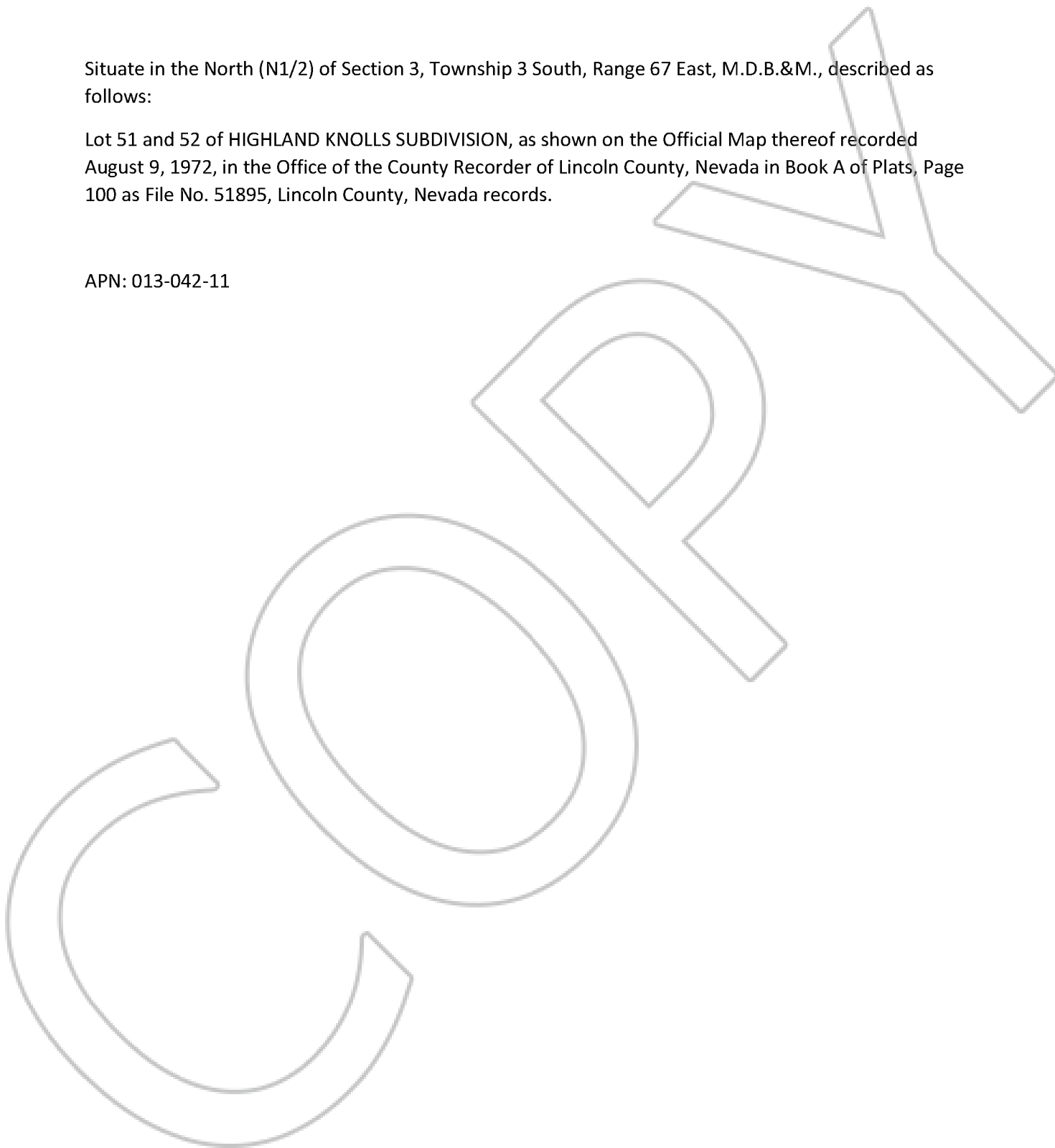


EXHIBIT "A"

Situate in the North (N1/2) of Section 3, Township 3 South, Range 67 East, M.D.B.&M., described as follows:

Lot 51 and 52 of HIGHLAND KNOLLS SUBDIVISION, as shown on the Official Map thereof recorded August 9, 1972, in the Office of the County Recorder of Lincoln County, Nevada in Book A of Plats, Page 100 as File No. 51895, Lincoln County, Nevada records.

APN: 013-042-11



**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a) **013-042-50**
 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
 Other _____

FOR RECORDER'S OPTIONAL USE ONLY

3. a) Total Value/Sales Price of Property \$ 15,000.00
 b) Deed in Lieu of Foreclosure Only (value of property) (_____)
 c) Transfer Tax Value: \$ 15,000.00
 d) Real Property Transfer Tax Due \$ 58.50

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: Daniel Joseph Fiala & Amy Lee Fiala
 Address: PO Box 578
 City: Caliente
 State: NV Zip: 89008

BUYER (GRANTEE) INFORMATION
(REQUIRED)
 Print Name: Derek & Kayla Cheeny
 Address: PO Box 158
 City: Pioche
 State: NV Zip: 89043

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

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

File No. **21-286**

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED