

After recording, please return to:

Name: Ronald L Garrison
 and Deana S Zelenik

Address: PO Box 719

City, State, Zip: Pioche Nevada 89043

Phone: _____

Assessor's Parcel Number: 001-201-54

LINCOLN COUNTY, NV **2021-161130**
 RPTT:\$85.80 Rec:\$37.00
 Total:\$122.80 **09/20/2021 10:38 AM**
 RONALD L GARRISON Pgs=2 KC



OFFICIAL RECORD
 AMY ELMER, RECORDER

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GRANT, BARGAIN AND SALE DEED

THIS INDENTURE WITNESSETH: That Richard G. Triplett and Connie R Triplett Trustees of the Triplett Revocable Trust, in consideration of TEN DOLLARS (\$10.00), the receipt of which is hereby acknowledged, do(es) hereby grant, bargain, sell and convey to Ronald L. Garrison and Deana S. Zelenik as Joint Tenants with rights of Survivorship. all that real property situated in the town of Pioche; County of Lincoln, State of Nevada, more particularly described as follows: (Insert legal description and the commonly known address in the space provided.)

Parcel No. 21 of Parcel Map Book Plat"B" Page 213, dated April 29, 1999, of the Records of the Lincoln County Recorder's Office.

Containing 0.43 acres, or 18,626 square feet, more or less

- SUBJECT TO:
1. Taxes for the fiscal year of 2022
 2. Rights of way, reservations, restrictions, easements and conditions of record.
 3. No homes brought in on wheels including mobile and modular homes. No horses, cows, sheep, goats or pigs. (Article 17.10.125#F)

Commonly known as _____

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

WITNESS es hand(s) this 14th day of September, 2021.

Richard G Triplett
 Signature of Grantor
Richard G Triplett
 STATE OF NEVADA)
 COUNTY OF LINCOLN)

Connie R Triplett
 Signature of Grantor
Connie R Triplett

This instrument was acknowledged before me on this 14th day of September, 2021 by Richard Gene Triplett and Connie Rae Triplett
Shannon M. Simpson
 NOTARY PUBLIC



**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)

- a) 001-201-54
- 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	
Book: _____	Page: _____
Date of Recording: _____	
Notes: _____	

3. Total Value/Sales Price of Property

\$ 21,750⁰⁰
 Deed in Lieu of Foreclosure Only (value of property) (_____)
 Transfer Tax Value: \$ _____
 Real Property Transfer Tax Due \$ 85.⁰⁰

4. **If Exemption Claimed:**

- a. Transfer Tax Exemption per NRS 375.090, Section _____
- b. Explain Reason for Exemption: _____

5. Partial Interest: Percentage being transferred: _____ %

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 Richard C. Triplett Capacity Seller

Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: Triplett Revocable Trust
 Address: 602 N Moonglow
 City: St. George
 State: Utah Zip: 84770

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Ronald L. Garrison & Deana S. Zelenik
 Address: PO Box 7A
 City: Pioche
 State: Nevada Zip: 89043

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

Print Name: _____ Escrow #: _____
 Address: _____
 City: _____ State: _____ Zip: _____