

LINCOLN COUNTY, NV  
\$356.80  
RPTT:\$319.80 Rec:\$37.00  
FIRST AMERICAN TITLE INSURANCE COMPANY  
OFFICIAL RECORD  
AMY ELMER, RECORDER

2021-161473

10/06/2021 03:11 PM

Page 2 AE

A.P. No. 001-066-07  
Escrow No. 13895-2631757-DP/lf  
R.P.T.T. \$319.80

**WHEN RECORDED RETURN TO:**

Robert Alan Hansen, Jr.  
PO Box 246  
Pioche, NV 89043

**MAIL TAX STATEMENTS TO:**

Robert Alan Hansen, Jr.  
PO Box 246  
Pioche, NV 89043

**GRANT, BARGAIN and SALE DEED**

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

Casey Dolan Cole, Successor Trustee of the John S. Cole Living Trust, dated February 11, 2013

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

Robert Alan Hansen, Jr., a single man

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

**ALL OF LOT NUMBERED SEVENTEEN (17) AND EIGHTEEN (18) IN BLOCK NUMBERED THIRTEEN (13) AS SAID LOTS AND BLOCK ARE SHOWN ON THE OFFICIAL PLAT OF THE PIOCHE MINES CONSOLIDATED INC. ADDITION SUPPLEMENT "B" TO OFFICIAL MAP OF THE TOWN OF PIOCHE. AS SAID LOTS AND BLOCK ARE SHOWN ON THE OFFICIAL PLAT OF SAID ADDITION; NOW ON FILE AND OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF SAID LINCOLN COUNTY AND TO WHICH PLAT AND THE RECORDS THEREOF REFERENCE IS HEREBY MADE FOR FURTHER PARTICULAR DESCRIPTION.**

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.

**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.

Casey Dolan Cole, Successor Trustee of the  
John S. Cole Living Trust, dated February 11,  
2013

Casey Dolan Cole  
Casey Dolan Cole, Successor Trustee  
Casey Dolan Cole

STATE OF **NEVADA**            )  
  ): **ss.**  
COUNTY OF Lincoln        )  
\_\_\_\_\_

This instrument was acknowledged before me on  
October 5, 2021 by  
**CASEY DOLAN COLE.**

Shannon M. Simpson  
Notary Public  
(My commission expires: 01/20/2023 )



This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed under Escrow  
No. 13895-2631757

**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)  
 a) 001-066-07  
 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 ONLY	
Book _____	Page: _____
Date of Recording: _____	
Notes: _____	

3. a) Total Value/Sales Price of Property: \$82,000.00  
 b) Deed in Lieu of Foreclosure Only (value of property) ( \$ \_\_\_\_\_ )  
 c) Transfer Tax Value: \$82,000.00  
 d) Real Property Transfer Tax Due \$319.80

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: *John S. Cole*  
 Signature: \_\_\_\_\_

Capacity: *Agent*  
 Capacity: \_\_\_\_\_

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

Print Name: John S. Cole Living Trust  
 Address: P.O. BOX 61  
 City: PIOCHE  
 State: NV Zip: 89043

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

Print Name: Robert Alan Hansen, Jr.  
 Address: PO Box 246  
 City: Pioche  
 State: NV Zip: 89043

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

FANV-Direct Title/First American Title Insurance  
 Print Name: Company File Number: 13895-2631757 DP/JB  
 Address: 2500 N Buffalo Drive, Suite 120  
 City: Las Vegas State: NV Zip: 89128

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