

LINCOLN COUNTY, NV

2021-161477

\$680.50

RPTT:\$643.50 Rec:\$37.00 10/07/2021 01:11 PM

FIRST AMERICAN TITLE INSURANCE COMPANY 2 AE

OFFICIAL RECORD

AMY ELMER, RECORDER

A.P. No. 002-103-14
Escrow No. 13895-2633750-RC/CJ
R.P.T.T. \$643.50

WHEN RECORDED RETURN TO:

Randi Lee Neilsen and Robert Shane Neilsen
PO Box 716
Panaca, NV 89042

MAIL TAX STATEMENTS TO:

Randi Lee Neilsen and Robert Shane Neilsen
PO Box 716
Panaca, NV 89042

GRANT, BARGAIN and SALE DEED

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

Frank Beard and Linda Beard, husband and wife as community property

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

Randi Lee Neilsen and Robert Shane Neilsen, wife and husband as joint tenants

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

**LOT 25 IN SUN GOLD MANOR UNIT NO. 1, ACCORDING TO THE OFFICIAL
SUBDIVISION MAP RECORDED SEPTEMBER 30, 1952 IN THE OFFICE OF THE COUNTY
RECORDER OF LINCOLN COUNTY, NEVADA IN BOOK A OF PLATS, PAGE 63 AS FILE
NO. 27842, LINCOLN COUNTY, NEVADA RECORDS.**

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.

Date: Print Date 10/04/2021

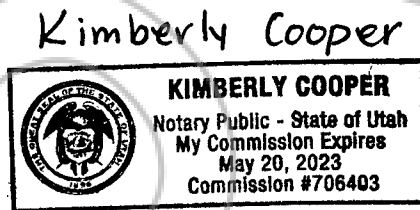
Frank Beard
Frank Beard

Linda Beard
Linda Beard

STATE OF UTAH)
: ss.
COUNTY OF WASHINGTON

This instrument was acknowledged before me on
October 4, 2021 by
Frank Beard and Linda Beard.

Kimberly Cooper
Notary Public
(My commission expires: May 20, 2023)



706403

This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated Print
Date 10/04/2021 under Escrow No. 13895-2633750

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
 a) 002-103-14
 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: \$165,000.00
 b) Deed in Lieu of Foreclosure Only (value of property) (\$ _____)
 c) Transfer Tax Value: \$165,000.00
 d) Real Property Transfer Tax Due \$643.50

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: _____ *D*
 Signature: _____

Capacity: escrow agent
 Capacity: _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: Frank Beard and Linda Beard
 Address: 82 Shadow Point Dr.
 City: St. George
 State: UT Zip: 84770

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Randi Lee Neilsen and Robert Shane Neilsen
 Address: PO Box 716
 City: Panaca
 State: NV Zip: 89042

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

Print Name: First American Title Insurance Company File Number: 13895-2633750 RC/kd
 Address 2500 N Buffalo Drive, Suite 120
 City: Las Vegas State: NV Zip: 89128

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