

A.P.N.: 004-041-01
File No.
R.P.T.T.

LINCOLN COUNTY, NV 2021-161659
Rec:\$37.00
Total:\$37.00 11/19/2021 11:28 AM
LINDA NIELSEN Pgs=3 KC

When recorded mail to:
Mail Tax Statements to:
Linda Nielsen
253 S. Main St.
St. George UT 84770



OFFICIAL RECORD
AMY ELMER, RECORDER

E10

NEVADA TRANSFER ON DEATH DEED

For a valuable consideration, receipt of which is hereby acknowledged,
Sandra Yardley, a widow
does hereby transfer to
Linda Nielsen and Tammy Graan, as joint tenants with full
rights of survivorship

the real property situate in the County of Lincoln, State of Nevada,
described as follows: 259 N. Main Street, Alamo NV 89001.

See Exhibit Exhibit A ATTACHED for Legal Description
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.

Subject to:

1. All general and special taxes that may be due and payable
2. Covenants, Conditions, Restrictions, Rights, Rights of Way and easements now of record.

Sandra Yardley
Sandra Yardley

State of Nevada)
: ss.
County of Lincoln)

This instrument was acknowledged before me on May 26 2021
by Sandra Yardley.

Robin E. Simmers
Notary Public

My Commission Expires 11-6-2022



EXHIBIT "A"

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

COMMENCING AT THE SOUTHWEST CORNER OF THE NE 1/4 OF THE SW 1/4 OF SECTION 5, TOWNSHIP 7 SOUTH, RANGE 61 EAST, M.D.B.&M.; THENCE RUNNING DUE EAST ALONG THE SOUTH LINE OF SAID NE 1/4 OF SW 1/4 A DISTANCE OF 910 FT. MORE OR LESS TO THE WEST LINE OF MAIN STREET AT THE NORTHEAST CORNER OF LOT 1, BLOCK 46, ALAMO TOWNSITE ON FILE IN THE OFFICE OF THE COUNTY RECORDER OF LINCOLN COUNTY; RUNNING THENCE N. 1°23' W. ALONG THE WEST SIDE OF SAID MAIN STREET AND THE PROJECTION THEREOF A DISTANCE OF 800 FT. TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING N. 1°23' W., ALONG THE WEST SIDE OF SAID MAIN STREET AND THE PROJECTION THEREOF A DISTANCE OF 100 FT.; THENCE DUE WEST A DISTANCE OF 200 FT.; THENCE S. 1°23' E. A DISTANCE OF 103.78 FT.; THENCE N. 88°37' E., A DISTANCE OF 200 FT. TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM ALL THAT PORTION TRANSFERRED PURSUANT TO A GRANT BARGAIN AND SALE DEED RECORDED MAY 22, 1975 AS DOCUMENT NO. 56731 IN BOOK 14, PAGE 343, OF OFFICIAL RECORDS IN THE OFFICE OF THE COUNTY RECORDER OF LINCOLN COUNTY, STATE OF NEVADA.

NOTE : THE ABOVE METES AND BOUND DESCRIPTION APPEARED PREVIOUSLY IN THAT CERTAIN DOCUMENT RECORDED JULY 21, 2006, IN BOOK 219, PAGE 297, AS INSTRUMENT NO. 126885

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)

- a) 004-041-01
- 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

\$ 0

Deed in Lieu of Foreclosure Only (value of property) (_____)

Transfer Tax Value: \$ _____

Real Property Transfer Tax Due \$ 0

4. If Exemption Claimed:

- a. Transfer Tax Exemption per NRS 375.090, Section 10
- b. Explain Reason for Exemption: Deed upon death

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 Linda Nielsen Capacity Grantee

Signature Tammy Green Capacity Grantee

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

Print Name: SAUDRA YARDLEY
 Address: 253 So Main St
 City: St George
 State: UT Zip: 84770

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

Print Name: LINDA NIELSEN, TAMMY GREEN
 Address: 253 So Main St
 City: St George
 State: UT Zip: 84770

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

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