

LINCOLN COUNTY, NV **2021-161756**
Rec:\$37.00
Total:\$37.00 **12/06/2021 02:44 PM**
COW COUNTY TITLE CO Pgs=3 KC

A.P.N. No.:	003-033-07
R.P.T.T.	
Escrow No.:	84898
Recording Requested By:	
Cow County Title Co.	
Mail Tax Statements To:	<i>Same as below</i>
When Recorded Mail To:	
KEVIN JACK PHILLIPS AND TERRYLE H. PHILLIPS	
P O Box 310	
Nauvoo, IL 62354	



OFFICIAL RECORD E07
AMY ELMER, RECORDER

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That **KEVIN JACK PHILLIPS and TERRYLE H. PHILLIPS** Trustees and/or Trustees of **THE KEVIN J. PHILLIPS FAMILY TRUST**, dated the 21st day of May 1993 for valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to **KEVIN JACK PHILLIPS and TERRYLE H. PHILLIPS**, husband and wife all that real property situated in the County of Lincoln, State of Nevada, bounded and described as follows:

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

Lot 2 in Block Forty-seven (47) of Northside Addition to the City of Caliente, Lincoln County, Nevada as shown on the map thereof recorded November 8, 1940 in the Office of the County Recorder of Lincoln County, Nevada in Book A of Plats, page 48 as File No. 15661, Lincoln County, Nevada records.

ASSESSOR'S PARCEL NUMBER FOR 2021 - 2022: 003-033-07

***SUBJECT TO:**

1. Taxes for the fiscal year;
2. Reservations, restrictions, conditions, rights, rights of way and easements, if any of record on said premises.

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and any reversions, remainders, rents, issues or profits thereof.

Dated this 1st day of December, 2021.

THE KEVIN J. PHILLIPS FAMILY TRUST
dated the 21st day of May 1993

Kevin Jack Phillips
BY: KEVIN JACK PHILLIPS, Trustee

Terryle H. Phillips
TERRYLE H. PHILLIPS, Trustee

State of Illinois)
County of Hancock) ss.

This instrument was acknowledged before me on the 3rd day of December, 2021
By: KEVIN JACK PHILLIPS and TERRYLE H. PHILLIPS, Trustees

Signature: Carol Lea McGhghy
Notary Public

OFFICIAL SEAL
CAROL LEA MCGHGHY
NOTARY PUBLIC-STATE OF ILLINOIS
MY COMMISSION EXPIRES 9-21-2022

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a) 003-033-07
 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 RECORDER'S OPTIONAL USE ONLY	
Book: _____	Page: _____
Date of Recording: _____	
Notes: <i>Trust on File KC</i>	

3. Total Value/Sale Price of Property \$365,000.00
 Deed in Lieu of Foreclosure Only (value of Property) _____
 Transfer Tax Value: _____
 Real Property Transfer Tax Due: _____

4. If Exemption Claimed:
 a. Transfer Tax Exemption per NRS 375.090, Section 7
 b. Explain Reason for Exemption: Transfer from a trust without consideration

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 *Kevin Jack Phillips* Capacity Grantor
 KEVIN JACK PHILLIPS, Trustee

Signature *Terry H. Phillips* Capacity Grantee
 TERRY H. PHILLIPS

SELLER (GRANTOR) INFORMATION (REQUIRED)
 Print Name: THE KEVIN J. PHILLIPS FAMILY TRUST dated the 21st day of May 1993
 Address: P O Box 310
 City: Nauvoo
 State: IL Zip: 62354

BUYER (GRANTEE) INFORMATION (REQUIRED)
 Print Name: KEVIN JACK PHILLIPS and TERRY H. PHILLIPS
 Address: P O BOX 310
 City: NAUVOO
 State: IL Zip: 62354

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)
 Print Name: Cow County Title Co. Escrow #: 84898
 Address: P.O. Box 518, 328 Main Street
 City: Pioche State: NV Zip: 89043