

A.P.N.: 001-065-24  
File No: 119-2642053 (SC)  
R.P.T.T.: \$487.50

LINCOLN COUNTY, NV  
\$524.50  
RPTT:\$487.50 Rec:\$37.00  
FIRST AMERICAN TITLE INSURANCE COMPANY  
OFFICIAL RECORD  
AMY ELMER, RECORDER

**2022-161865**

**01/18/2022 02:16 PM**

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When Recorded Mail To: Mail Tax Statements To:  
Sean Bonnell  
P.O. Box 208  
Pioche, NV 89043

***GRANT, BARGAIN and SALE DEED***

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

Channon M. Taylor, Successor Trustee of the Phillips-Henderson Family Trust dated October 9, 2018

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

Sean Bonnell, an unmarried man

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

**LOTS 7 AND 8 IN BLOCK 5 OF THE TOWN OF PIOCHE, NEVADA, AS SHOWN ON SUPPLEMENT "B" TO THE PIOCHE MINES CONSOLIDATED, INC. ADDITION TO THE OFFICIAL MAP OF SAID TOWN OF PIOCHE, RECORDED APRIL 7, 1937 IN BOOK A-1 OF PLATS, PAGE 53, LINCOLN COUNTY, NEVADA RECORDS.**

*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 for the current fiscal year.
2. Covenants, Conditions, Restrictions, Reservations, Rights, Rights of Way and Easements now of record.

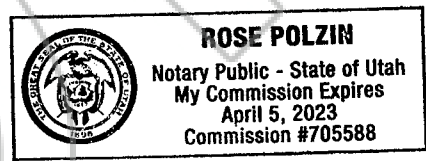
Phillips-Henderson Family Trust dated October 9, 2018

Channon M. Taylor, Successor Trustee  
Channon M. Taylor, Successor Trustee

STATE OF <sup>UT, RP</sup> ~~NEVADA~~ )  
COUNTY OF <sup>RP</sup> ~~CLARK~~ ) : ss.  
Salt Lake

This instrument was acknowledged before me on 12/11/2021 by **Channon M. Taylor, Successor Trustee of the Phillips-Henderson Family Trust.**

Rose Polzin  
Notary Public  
(My commission expires: 4/5/2023)



This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed under Escrow No. 119-2642053.

Rose Polzin  
705588

**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)  
 a) 001-065-24  
 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 |             |
|----------------------------|-------------|
| Book _____                 | Page: _____ |
| Date of Recording: _____   |             |
| Notes: _____               |             |

3. a) Total Value/Sales Price of Property: \$125,000.00  
 b) Deed in Lieu of Foreclosure Only (value of property) ( \$ \_\_\_\_\_ )  
 c) Transfer Tax Value: \$125,000.00  
 d) Real Property Transfer Tax Due \$487.50

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: \_\_\_\_\_  
 Signature: \_\_\_\_\_

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

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

Channon M. Taylor, Successor  
 Trustee of the Phillips-Henderson  
 Family Trust dated October 9,

Print Name: 2018  
 Address: 3693 W. Sonne Lane, #V109  
 City: Herriman  
 State: UT      Zip: 84096

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

Print Name: Sean Bonnell  
 Address: P.O. Box 208  
 City: Pioche  
 State: NV      Zip: 89043

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

First American Title Insurance  
 Print Name: Company      File Number: 119-2642053 SC/ SC  
 Address: 7674 W Lake Mead Blvd, Ste 108  
 City: Las Vegas      State: NV      Zip: 89128

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