

LINCOLN COUNTY, NV

2022-162028

\$37.00

RPTT:\$0.00 Rec:\$37.00

03/09/2022 04:15 PM

TITLE DEEDS & NEEDS, LLC

Pgs=3 AK

OFFICIAL RECORD

AMY ELMER, RECORDER

E05

APN NO: 003-184-01

**RECORDING REQUESTED BY:
Title Deeds & Needs, LLC**

**WHEN RECORDED MAIL TO AND
MAIL TAX STATEMENTS TO:
SHEILA JEAN SHEARER &
MARY JO SHEARER
P.O. BOX 498
CALIENTE, NV 89008**

**Affix RPTT: \$ Exempt. 5
File No. 22-180B**

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH THAT: DONALD SHEARER, A WIDOWER

For valuable consideration, the receipt of which is hereby acknowledged, do hereby Grant, Bargain, Sell and convey to
SHEILA JEAN SHEARER AND MARY JO SHEARER, WIFE AND WIFE AS JOINT TENANTS

all that real property situated in the County of LINCOLN, State of Nevada, described as follows:

**FOR LEGAL DESCRIPTION OF REAL PROPERTY, SEE EXHIBIT "A"
ATTACHED HERETO AND MADE A PART HEREOF.**

Commonly known as: 382 Spring Heights, Caliente, Nevada.

TOGETHER WITH all and singular the tenements, hereditaments and appurtenances thereunto belonging to in anywise appertaining.

SUBJECT TO:

1. General and special taxes for the current fiscal year.
2. Covenants, conditions, restrictions, rights of way, easements and reservations of record.
3. Deed(s) of Trust of Record, if any

**GRANTOR'S SIGNATURE AND NOTARY ACKNOWLEDGEMENT ATTACHED AS
PAGE 2 HEREOF.**

WITNESSED this 9th day of MARCH 2022.

Donald Shearer
DONALD SHEARER

NOTARY ACKNOWLEDGMENT

ATTACHED TO:
Grant, Bargain, Sale Deed

STATE OF NEVADA)SS

COUNTY OF LINCOLN)

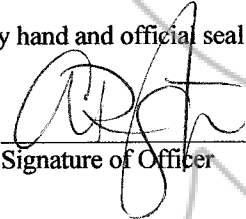
On 3/9/2022, before me, ASHLEY REMINGTON, a Notary Public in and for said State, personally appeared:

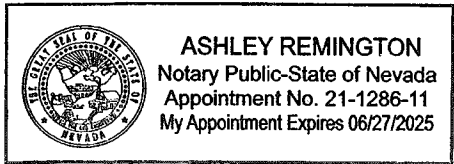
DONALD SHEARER

Who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State that the foregoing paragraph is true and correct.

WITNESS my hand and official seal:

Signature: 
Signature of Officer

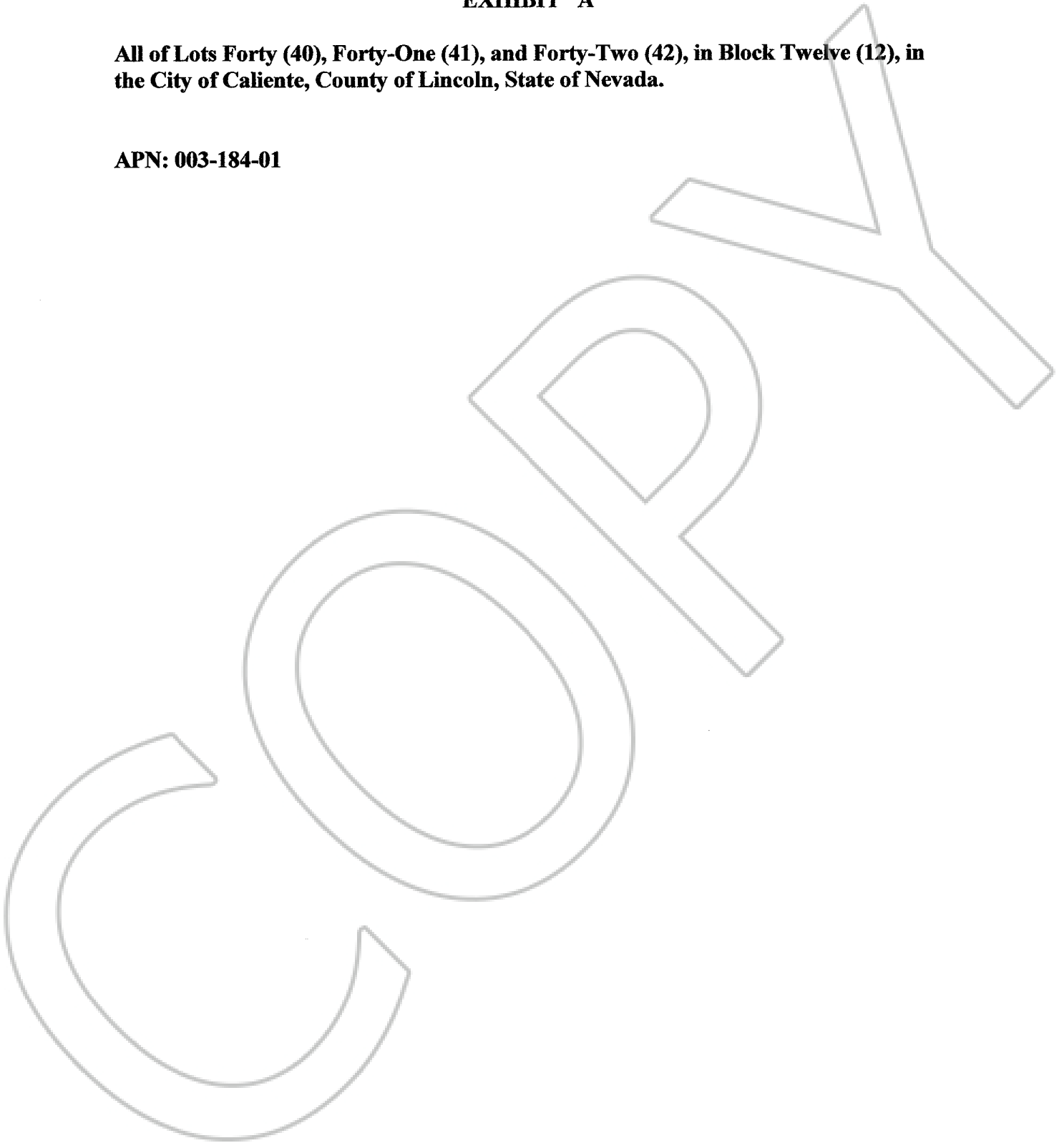


(NOTARY SEAL)

EXHIBIT "A"

All of Lots Forty (40), Forty-One (41), and Forty-Two (42), in Block Twelve (12), in the City of Caliente, County of Lincoln, State of Nevada.

APN: 003-184-01



**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)

- a) 003-184-01
- 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

- 3. a) Total Value/Sales Price of Property \$ 0.00
- b) Deed in Lieu of Foreclosure Only (value of property) ()
- c) Transfer Tax Value: \$ 0.00
- d) Real Property Transfer Tax Due \$ 0.00

4. If Exemption Claimed:

- a. Transfer Tax Exemption per NRS 375.090, Section 5
- b. Explain Reason for Exemption: Transferring to daughters without consideration
- c.

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: _____ Capacity: GRANTOR

Signature: *Donald Shearer* Capacity: Grantee

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: Donald Shearer

Address: PO Box 644
City: Caliente
State: NV Zip: 89008

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Sheila Jean Shearer & Mary Jo Shearer
Address: PO Box 498
City: Caliente
State: NV Zip: 89008

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

Print Name: Title Deeds & Needs, LLC
Address: PO Box 180
City, State & Zip: Pioche, NV 89043

File No. 22-180B