

A.P.N.: 001-201-40  
File No: 119-2649622 (SC)  
R.P.T.T.: \$1,248.00

LINCOLN COUNTY, NV **2022-162142**  
\$1,285.00  
RPTT:\$1248.00 Rec:\$37.00 **03/30/2022 02:32 PM**  
FIRST AMERICAN TITLE INSURANCE COMPANY  
**OFFICIAL RECORD**  
AMY ELMER, RECORDER

When Recorded Mail To: Mail Tax Statements To:  
Philip T. Sanders and Dawn M. Sanders, Trustees fo the  
Sanders Family Trust  
231 East Chaparral Dr  
Henderson, NV 89015

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

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

Gerald A. Klein, a widower

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

Phillip T. Sanders and Dawn M. Sanders, Trustees of the Sanders Family Trust, dated  
September 18,2007, and any amendments thereto

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

**THAT PORTION OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 15, TOWNSHIP 1  
NORTH, RANGE 67 EAST, M.D.M., TOWN OF PIOCHE, LINCOLN COUNTY, NEVADA.**

**PARCEL 11 AS SHOWN BY PARCEL MAP FOR BRUCE CONDIE, JAMES E. WILKIN, JOHN  
T. CONDIE AND MARA CONDIE RECORDED JULY 21, 1998 IN BOOK B, PAGE 138, AS  
DOCUMENT NO. 111321, IN THE OFFICE OF THE COUNTY RECORDER, LINCOLN  
COUNTY, NEVADA.**

*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

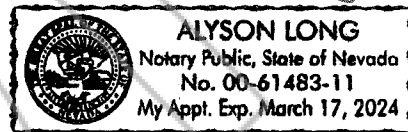
1. All general and special taxes for the current fiscal year.
2. Covenants, Conditions, Restrictions, Reservations, Rights, Rights of Way and Easements now  
of record.

Gerald A. Klein  
Gerald A. Klein

STATE OF **NEVADA** )  
COUNTY OF **CLARK** *Lincoln* ) : ss.

This instrument was acknowledged before me on March 28th 2022 by **Gerald A. Klein.**

Alyson Long  
Notary Public  
(My commission expires: March 17, 2024)



00-61483-11

This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed under Escrow No. 119-2649622.

**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 001-201-40
- 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 \_\_\_\_\_

<b>FOR RECORDERS OPTIONAL USE</b>	
Book _____	Page: _____
Date of Recording: _____	
Notes: _____	

- 3. a) Total Value/Sales Price of Property: \$320,000.00
- b) Deed in Lieu of Foreclosure Only (value of property) ( \$ \_\_\_\_\_ )
- c) Transfer Tax Value: \$320,000.00
- d) Real Property Transfer Tax Due \$1,248.00

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

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

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

Print Name: Gerald A. Klein  
Address: Po box 484  
City: Pioche  
State: NV Zip: 89043

Print Name: any amendments thereto  
Address: 231 East Chaparral Dr  
City: Henderson  
State: NV Zip: 89015

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

First American Title Insurance  
Print Name: Company  
Address: 7674 W Lake Mead Blvd, Ste 108  
City: Las Vegas

File Number: 119-2649622 SC/ md  
State: NV Zip: 89128

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