

LINCOLN COUNTY, NV

2022-162191

\$661.00

RPTT:\$624.00 Rec:\$37.00

04/11/2022 08:13 AM

FIRST AMERICAN TITLE INSURANCE COMPANY-3 AE

OFFICIAL RECORD

AMY ELMER, RECORDER

A.P. No. 001-341-18
Escrow No. 13895-2649743-RC/lf
R.P.T.T. \$624.00

WHEN RECORDED RETURN TO:

Randolph Johnston
H c 35 box 37
Goldfield, NV 89013

MAIL TAX STATEMENTS TO:

Randolph Johnston
H c 35 box 37
Goldfield, NV 89013

Signed in Counterpart **GRANT, BARGAIN and SALE DEED**

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

Mary McCoy and Timothy L. Dane, Successor Trustees of the Leland R. Dane Living Trust, dated March 9, 2021

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

Randolph Johnston, a single man

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

PARCEL NO. 41 AS SHOWN ON PARCEL MAP FOR JAMES VINCENT, FILED IN THE OFFICE OF THE COUNTY RECORDER OF LINCOLN COUNTY ON MARCH 8, 1999, IN BOOK B OF PLATS, PAGE 193, AS FILE NO. 112429; AND AMENDED BY CERTIFICATE OF AMENDMENT, RECORDED MARCH 17, 1999, IN BOOK B OF PLATS, PAGE 200 A/B, AS FILE NO. 112466; BEING A PORTION OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 15, TOWNSHIP 1 NORTH, RANGE 67 EAST, M.D.B.& M., LINCOLN COUNTY, NEVADA.

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.

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.

Date: Print date: 04/05/2022

Leland R. Dane Living Trust, dated March 9, 2021

Signed in Counterpart

Mary McCoy, Successor Trustee

[Signature]
Timothy L. Dane, Successor Trustee

Timothy

STATE OF Colorado)

COUNTY OF El Paso) : ss.

This instrument was acknowledged before me on

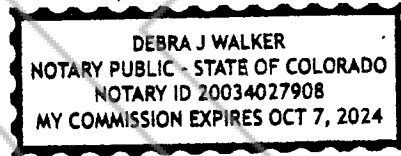
April 6, 2022 by

Timothy L Dane
Successor Trustee.

Debra J Walker

Notary Public

(My commission expires: 10-7-2024)



^{LD} Be Debra J. Walker

ID 20034027908
exp. 10/7/2024

This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated Print date: 04/05/2022 under Escrow No. 13895-2649743

Leland R. Dane Living Trust, dated March 9,
2021

Mary McCoy

Mary McCoy, Successor Trustee

McCoy

Signed in Counterpart

Timothy L. Dane, Successor Trustee

STATE OF Nevada)

: ss.

COUNTY OF Clark)

This instrument was acknowledged before me on

04-07-2022

by

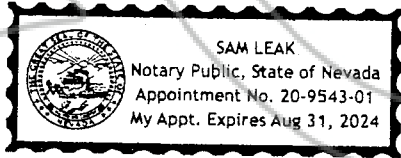
Mary McCoy, ~~Timothy L. Dane~~ (SO)
Successor Trustee, Trustee

Sam Leak

Notary Public

(My commission expires: 08-31-2024)

This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated Print
date: 04/05/2022 under Escrow No. 13895-2649743



Sam Leak
20-9543-01

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
 a) 001-341-18
 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 ONLY	
Book _____	Page: _____
Date of Recording: _____	
Notes: _____	

3. a) Total Value/Sales Price of Property: \$160,000.00
 b) Deed in Lieu of Foreclosure Only (value of property) (\$ _____)
 c) Transfer Tax Value: \$160,000.00
 d) Real Property Transfer Tax Due \$624.00

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: Mary McCoy Capacity: Grantor
 Signature: _____ Capacity: _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Leland R. Dane Living Trust
 Address: 10373 Timber ~~well~~^{FD} Willow
 City: Las Vegas
 State: NV Zip: 89135

Print Name: Randolph Johnston
 Address: Hc 35 Box 37
 City: Goldfield
 State: NV Zip: 89013

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

Print Name: First American Title Insurance Company * File Number: 13895-2649743 RC/kd
 Address: 2500 N Buffalo Drive, Suite 120
 City: Las Vegas State: NV Zip: 89128

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

* FANV-Direct Title