

LINCOLN COUNTY, NV

2022-162343

\$101.35

RPTT:\$64.35 Rec:\$37.00

05/23/2022 02:07 PM

LYDOLPH & WEIERHOLT TITLE INSURANCE Pgs=3 AK

OFFICIAL RECORD

AMY ELMER, RECORDER

After Recording Return To

Name: Cedar Post Pawn Shop
Address: 98 East St George Blvd
City: St George
State: UT
Zip Code: 84770

Space Above This Line for Recorder's Use

NEVADA GENERAL WARRANTY DEED

STATE OF NEVADA
LINCOLN COUNTY
APN 014-090-02

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of TEN DOLLARS AND 00/100 (\$10.00) in hand paid to Cedar Post, Incorporated, residing at 98 East St George Blvd, County of Washington, City of St George, State of Utah, (hereinafter known as the "Grantor") hereby convey and warrant the title against all persons whomsoever to Farrell V. Gonzales and Alison Iverson, Jointly, residing at, 314 W Main (PO BOX 32) County of Washington City of Enterprise State of Utah, (hereinafter known as the "Grantee") all the rights, title, interest, and claim in or to the following *described real estate (*and in Exhibit A if attached), situated in Washington County, Nevada to-wit:

PROPERTY DESCRIPTION SET FORTH IN EXHIBIT "A", ATTACHED HERE TO AND MADE A PART HEREOF.

TOGETHER WITH all the rights, members, and appurtenances to the Real Estate in anywise appertaining or belonging thereto.


TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said Grantees, their heirs and assigns forever.

And said Grantor, for said Grantor, their heirs, successors, executors and administrators, covenant with Grantee, and with their heirs and assigns, that Grantor is lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real

Estate of record in the Probate Office of said County; and that Grantor will, and their heirs, executors and administrators shall, warrant and defend the same to said Grantee, and their heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor have executed and delivered this General Warranty Deed under seal as of the day and year first above written.

Cedar Post Incorporated

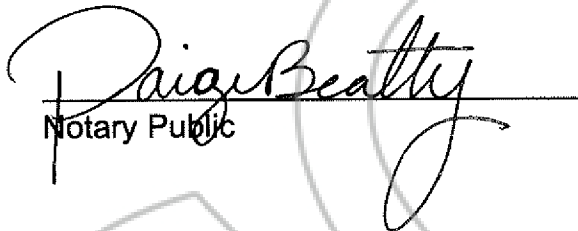


Jason Ray, President

STATE OF UTAH
COUNTY OF WASHINGTON

On this 2nd day of May, 2022,
before me PAIGE BEATTY, a notary public, personally appeared
JASON RAY, president, proved on the basis of
satisfactory evidence to be the person(s) whose name(s) is/are subscribed to this
instrument, and acknowledged he/she/they executed the same.

Witness my hand and official seal



Notary Public

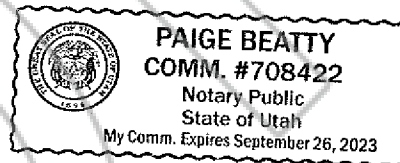
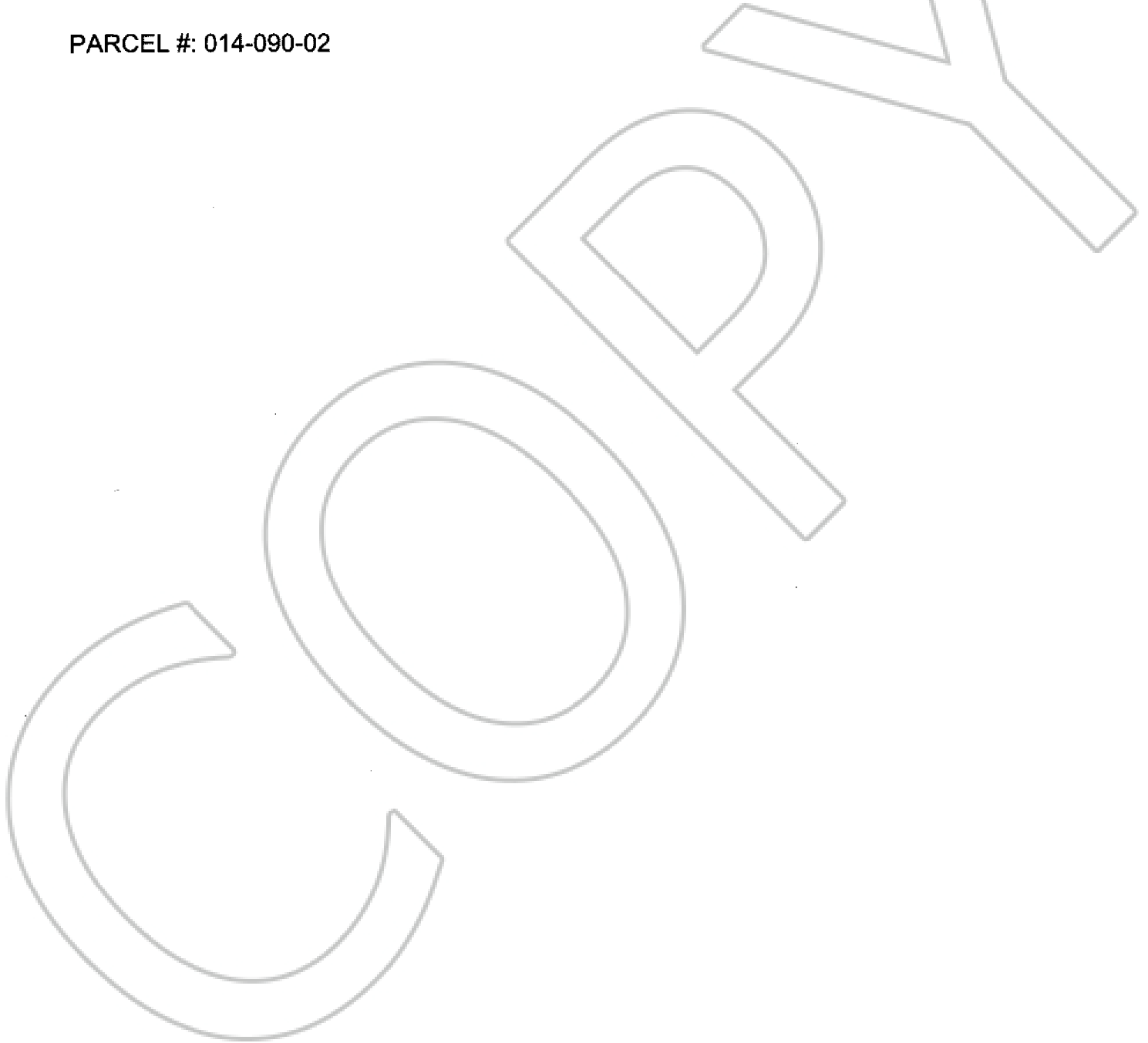


EXHIBIT A

All that portion of Lot Three (3) in Section Four (4) Township 5 South, Range 70 East, MDB&M, lying North of the Northern boundary of the Union Pacific Railroad Right of Way.

TOGETHER with the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining, and the reversions, rents, issues and profits thereof.

PARCEL #: 014-090-02



**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a) 014-090-02
 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	
Book: _____	Page: _____
Date of Recording: _____	
Notes: _____	

3. Total Value/Sales Price of Property
 Deed in Lieu of Foreclosure Only (value of property) value
 \$ 16,231.00
 Transfer Tax Value: _____
 \$ 64.35
 Real Property Transfer Tax Due
 \$ _____

4. **If Exemption Claimed:**
 a. Transfer Tax Exemption per NRS 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 President
 Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)
 Print Name: Cedar Post, Incorporated
 Address: 98 E. St. George Blvd
 City: St. George
 State: Utah Zip: 84770

BUYER (GRANTEE) INFORMATION
(REQUIRED)
 Print Name: Farrell Gonzales + Alison Iverson
 Address: 314 W M (PO Box 32)
 City: Enterprise
 State: Utah Zip: 84725

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)
 Print Name: Ljaldph & Weiermote Title Escrow #: _____
 Address: 335 E. St. George Blvd, 102
 City: St. George State: UT Zip: 84770