

LINCOLN COUNTY, NV **2022-162784**
\$2,591.50
RPTT:\$2554.50 Rec:\$37.00 07/11/2022 04:00 PM
FIRST AMERICAN TITLE INSURANCE COMPANY-3 KC
OFFICIAL RECORD
AMY ELMER, RECORDER

A.P. No. 011-192-14
Escrow No. 13895-2648741-DP/lf
R.P.T.T. \$2,554.50

WHEN RECORDED RETURN TO:

Sheree A. Merritt and Matthew William Merritt
PO Box 434
Alamo, NV 89001

MAIL TAX STATEMENTS TO:

Sheree A. Merritt and Matthew William Merritt
PO Box 434
Alamo, NV 89001

GRANT, BARGAIN and SALE DEED

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

Mike Burcham and Nicole Burcham, husband and wife as joint tenants with right of survivorship

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

Sheree A. Merritt and Matthew William Merritt, wife and husband as joint tenants

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

2 ACRES, 87,120 SQ N. MORE PARTICULARLY DESCRIBED AS PARCEL 2 OF THE JOE V. HIGBEE AND VAUGHN M. HIGBEE MAP RECORDED ON MAY 11, 2006 AS FILE NUMBER 126503 PLAT BOOK C, PAGE 201, IN THE OFFICIAL RECORDS OF THE LINCOLN COUNTY RECORDER, PIOCHE, NEVADA 89043 AND ALL THAT REAL PROPERTY WITHIN THE S 1/2 NE 1/4 SE 1/4 SECTION 31, T. 6 S., R. 61 E., M.D.B. & M, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS: THAT PART OF A BOUNDARY LINE ADJUSTMENT ADDED TO PARCEL 2 AS SHOWN IN THAT MAP RECORDED IN THE LINCOLN COUNTY RECORDER'S OFFICE IN PLAT BOOK D AT PAGE 032 DOCUMENT NO. 0136617 AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT FROM WHICH THE SOUTHEAST CORNER OF SAID SECTION 31 BEARS S 23 DEGREES 32 MINUTES 28 SECONDS E 2171.91' AND WHICH THE NORTHWEST CORNER OF PARCEL 4 AT THE EAST BOUNDARY OF THE ALAMO WEST SIDE ROAD BEARS S 89 DEGREES 40 MINUTES 27 SECONDS W 426.40'; THENCE S 89 DEGREES 40 MINUTES 27 SECONDS W 75.75' TO A REBAR & PLASTIC CAP STAMPED L SMITH PLS 12751 ALONG THE NORTH LINE OF FORMER PARCEL 3; THENCE S 00 DEGREES 09 MINUTES 13 SECONDS W 319.03 TO A REBAR & PLASTIC CAP STAMPED L SMITH PLS 12751 ON NORTH SIDE OF THE PRIVATE ROAD EASEMENT BOUNDARY PER PLAT BK B AT PG. 277; HENCE CONTINUING S 00 DEGREES 09 MINUTES 13 SECONDS W 20.08' TO THE CENTERLINE OF SAID PRIVATE ROAD EASEMENT;

THENCE S 84 DEGREES 46 MINUTES 04 SECONDS E 76.04' ALONG THE CENTERLINE OF SAID PRIVATE ROAD EASEMENT; THENCE N 00 DEGREES 09 MINUTES 13 SECONDS E 20.08' TO THE NORTH BOUNDARY OF SAID PRIVATE ROAD EASEMENT TO A REBAR & PLASTIC CAP STAMPED L SMITH PLS 12751 ALONG THE ORIGINAL WEST LINE OF PARCEL 2; THENCE CONTINUING N 00 DEGREES 09 MINUTES 13 SECONDS E 326.39' TO THE POINT OF BEGINNING. CONTAINING 25,964 SQUARE FEET MORE OR LESS. THE BASIS OF BEARINGS IS THE NORTH LINE OF PARCEL 1, PLAT BK B AT PG.

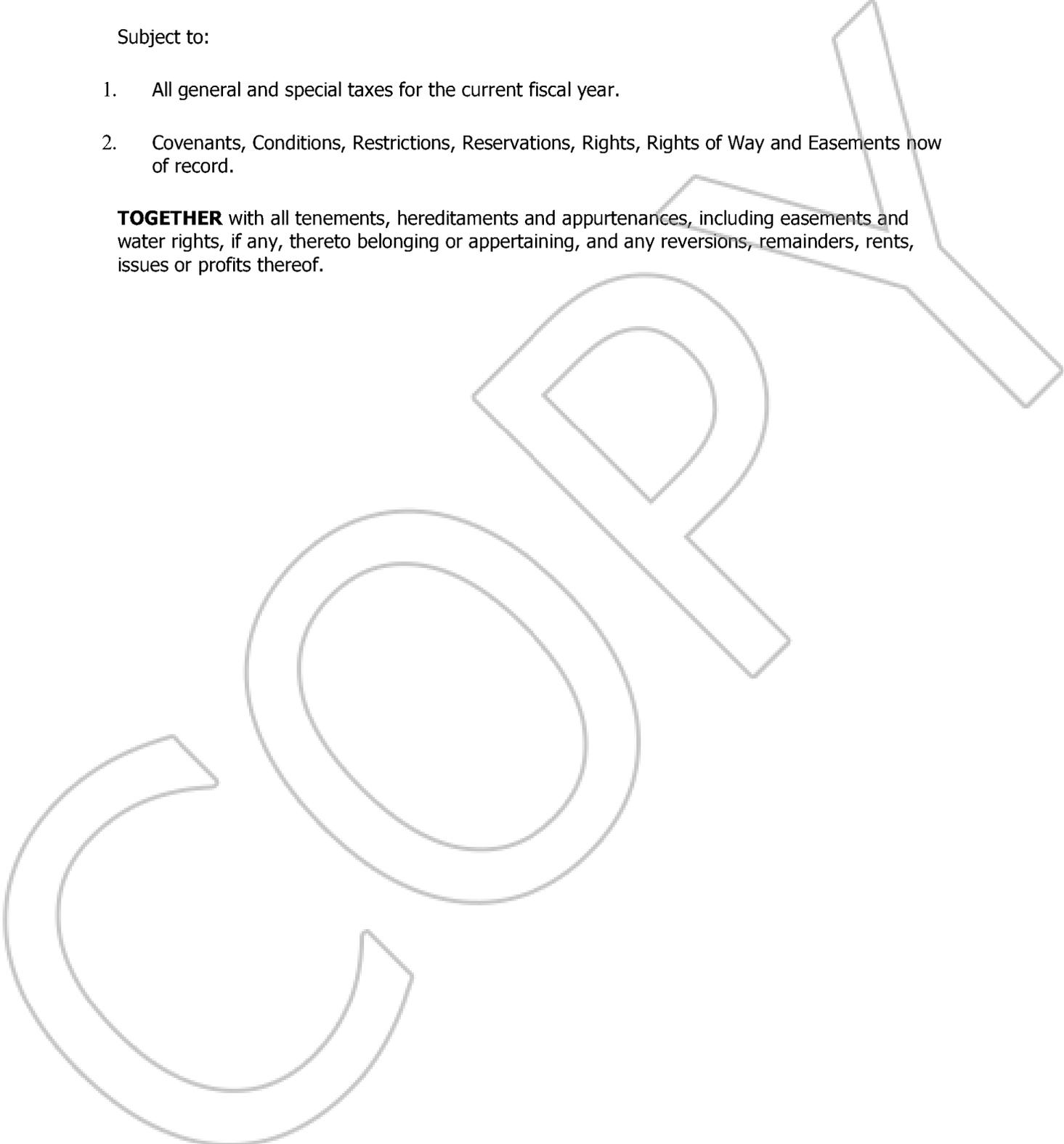
277 GIVEN AS N 89 DEGREES 40 MINUTES 27 SECONDS E.

NOTE: THE ABOVE METES AND BOUND DESCRIPTION APPEARED PREVIOUSLY IN THAT CERTAIN DOCUMENT RECORDED JANUARY 27, 2020, IN INSTRUMENT NO. 158039.

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.



Nicole Burcham

Nicole Burcham

Michael Burcham

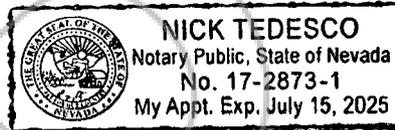
Michael Burcham

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

This instrument was acknowledged before me on
6/24/2022 by
Nicole Burcham and Michael Burcham.

Nick TeDESCO

Notary Public
(My commission expires: 7/15/2025)



This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed under Escrow No. 13895-2648741

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
 a) 011-192-14
 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: \$655,000.00
 b) Deed in Lieu of Foreclosure Only (value of property) (\$ _____)
 c) Transfer Tax Value: \$655,000.00
 d) Real Property Transfer Tax Due \$2,554.50

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: *Nicole Burcham*
 Signature: _____

Capacity: *Agent*
 Capacity: _____

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

Print Name: Nicole Burcham and Michael Burcham
 Address: PO Box 842
 City: Wells
 State: NV Zip: 89835

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

Print Name: Sheree A. Merritt and Matthew William Merritt
 Address: PO Box 434
 City: Alamo
 State: NV Zip: 89001

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

Print Name: First American Title Insurance Company File Number: 13895-2648741 DP/JB
 Address 2500 N Buffalo Drive, Ste 120
 City: Las Vegas State: NV Zip: 89128

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