

|                            |                            |
|----------------------------|----------------------------|
| LINCOLN COUNTY, NV         | <b>2022-162815</b>         |
| \$154.00                   |                            |
| RPTT:\$117.00 Rec:\$37.00  | <b>07/21/2022 03:32 PM</b> |
| TITLE DEEDS & NEEDS, LLC   | Pgs=2 AE                   |
| <b>OFFICIAL RECORD</b>     |                            |
| <b>AMY ELMER, RECORDER</b> |                            |

**APN NO: 001-103-06**

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

**WHEN RECORDED MAIL TO AND  
MAIL TAX STATEMENTS TO:  
WILLIAM J. MCINNIS TRUST  
P.O. BOX 1319  
SEARCHLIGHT, NV 89046**

**Affix RPTT: \$117.00  
File No. 22-999**

**GRANT, BARGAIN, SALE DEED**

THIS INDENTURE WITNESSETH THAT: **Philip Craig Rodery and Tammy Lynn Rodery, husband and wife as joint tenants, who acquired title without their marital status set out**

For valuable consideration, the receipt of which is hereby acknowledged, do hereby Grant, Bargain, Sell and convey to **William J. McInnis, Trustee of the WILLIAM J. McINNIS TRUST, dated June 12, 2018**

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

**Lots Twenty (20), Twenty-One (21), and Twenty-Two (22) in Block Nineteen (19) in the Town of Pioche, County of Lincoln, State of Nevada, In Book A, Page 37 according to Plat on record in the Office of the County Recorder of Lincoln County, Nevada.**

**Commonly known as: 738 Meadow Valley Street, Pioche, 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 21 day of JULY 2022.

*Philip Craig Rodery*

PHILIP CRAIG RODERY

*Tammy Lynn Rodery*

TAMMY LYNN RODERY

**NOTARY ACKNOWLEDGMENT**

ATTACHED TO:

**Grant, Bargain, Sale Deed**

STATE OF NEVADA )SS

COUNTY OF LINCOLN )

On 07/21/2022, before me, ASHLEY REMINGTON, a Notary Public in and for said State, personally appeared:

PHILIP CRAIG RODERY AND TAMMY LYNN RODERY

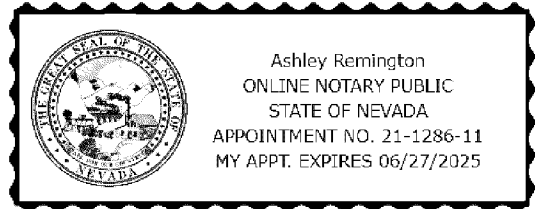
Who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s),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

*Ashley Remington*  
\_\_\_\_\_  
Signature of Officer



Notarized online using audio-video communication

# STATE OF NEVADA DECLARATION OF VALUE FORM

1. Assessor Parcel Number(s)

- a) 001-103-06
- 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 \$ 30,000.00
- b) Deed in Lieu of Foreclosure Only (value of property) ( \_\_\_\_\_ )
- c) Transfer Tax Value: \$ 30,000.00
- d) Real Property Transfer Tax Due \$ 117.00

4. If Exemption Claimed:

- a. Transfer Tax Exemption per NRS 375.090, Section \_\_\_\_\_
- b. Explain Reason for Exemption: \_\_\_\_\_
- 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: Philip Craig Rodery Capacity: GRANTOR

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

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

Print Name: Philip Craig & Tammy Lynn Rodery  
Address: PO Box 689  
City: Pioche  
State: NV Zip: 89043

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

Print Name: William J McInnis Trust  
Address: PO Box 1319  
City: Searchlight  
State: NV Zip: 89046

**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. 22-999**