

A.P.N. No.:	008-031-16
R.P.T.T.	\$532.35
Escrow No.:	85251
Recording Requested By:	
Cow County Title Co.	
Mail Tax Statements To:	Same as below
When Recorded Mail To:	
ROBERT STEELE and SHERRI STEEL	
P.O Box 355	
Alamo, NV 89001	



OFFICIAL RECORD  
AMY ELMER, RECORDER

## GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That **GRASSY KNOLL DEVELOPMENT LLC**, a **Utah Limited Liability Company** for valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to **ROBERT STEELE and SHERRI STEELE, husband and wife as joint tenants**, all that real property situated in the County of Lincoln, State of Nevada, bounded and described as follows:

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

That portion of the South Half (S1/2) of the North Half (N1/2) of Section 8, Township 7 South, Range 61 East, M.D.B. & M., more particularly described as follows:

Commencing at the East Quarter (E1/4) corner of Section 8;

Thence North 89°55' West, 1,843.47 feet more or less to the center of the creek running through Lot 2 of the Record of Survey recorded January 4, 1979 in Book A of Plats, page 144 as File No. 63522, Lincoln County, Nevada records, said point being the true point of beginning;

Thence continuing North 89°55' West, 409 feet more or less to the Southwest corner of said Lot 2;

Thence North 0°16' East, 1,318.38 feet to the Northwest corner of said Lot 2;

Thence South 89°19' East, 467.50 feet more or less to the center of the creek running through Lot 2;

Thence Southerly along centerline of said creek to the true point of beginning.

The above legal description is a metes and bounds description and was obtained from a Grant, Bargain and Sale Deed, recorded July 5, 2016 in Book 304 of Official Records, page 505 as File No. 149802, Lincoln County, Nevada records.

This additional information required by NRS 111.312 and NRS 239B.030.

ASSESSOR'S PARCEL NUMBER FOR 2021 - 2022: 008-031-16

SUBJECT TO:

1. Taxes for the fiscal year;
2. Reservations, restrictions, conditions, rights, rights of way and easements, if any of record on said premises.

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and any reversions, remainders, rents, issues or profits thereof.

Dated: April 25, 2022

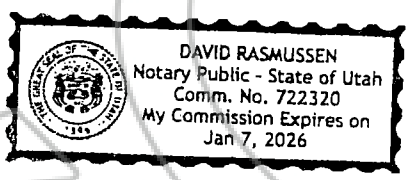
GRASSY KNOLL DEVELOPMENT LLC, A UTAH  
LIMITED LIABILITY COMPANY

BY: Beth Kitchen  
Beth Kitchen  
Managing Member

State of Utah )  
County of Davis ) ss.

This instrument was acknowledged before me on the 24 day of June, 2022 By:  
BETH KITCHEN, Managing Member

Signature: David Rasmussen  
Notary Public  
Expiration Date: Jan 7<sup>th</sup> 2026



**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)

- a) 008-031-16
- 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 RECORDER'S OPTIONAL USE ONLY</b>	
Book: _____	Page: _____
Date of Recording: _____	
Notes: _____	

3. Total Value/Sale Price of Property \$136,500.00  
 Deed in Lieu of Foreclosure Only (value of Property) ( \_\_\_\_\_ )  
 Transfer Tax Value: \$136,500.00  
 Real Property Transfer Tax Due: \$532.35

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 \_\_\_\_\_ Capacity Grantor  
BETH KITCHEN, Managing Member

Signature *Robert Steele* Capacity Grantee  
ROBERT STEELE

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

Print Name: GRASSY KNOLL DEVELOPMENT LLC, a Utah Limited Liability Company  
 Address: 1761 North Country Springs Circle  
 City: Bountiful  
 State: UT Zip: 84010

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

Print Name: ROBERT STEELE and SHERRI STEELE  
 Address: P.O Box 355  
 City: Alamo  
 State: NV Zip: 89001

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

Print Name: Cow County Title Co. Escrow #: 85251  
 Address: P.O. Box 518, 328 Main Street  
 City: Pioche State: NV Zip: 89043