LINCOLN COUNTY, NV

2022-162842

RPTT:\$195.00 Rec:\$37.00 Total:\$232.00

08/01/2022 02:49 PM

COW COUNTY TITLE CO

Pgs=4 AK

OFFICIAL RECORD
AMY ELMER, RECORDER

A.P.N. No.: |004-052-08|
R.P.T.T. |\$195.00|
Escrow No.: |85304|
Recording Requested By:

Cow County Title Co.

Mail Tax Statements To: | Same as below |
When Recorded Mail To:
TREVOR LANCE POULSEN and LISA DANETTE |
POULSEN |
P O Box 680 |
Alamo, NV 89001

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That **DONALD M DAVIS and MELANIE BISHOP**, husband and wife for valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to **TREVOR LANCE POULSEN** and **LISA DANETTE POULSEN**, as husband and wife as **community property with rights of survivorship**, 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 lot numbered Two (2) in Block numbered Forty-five (45) in the town of Alamo, County of Lincoln, State of Nevada, as shown on the map thereof recorded in the Office of the County recorder of Lincoln County, Nevada, described as follows:

Commencing at the Southwest corner of Section 5, Township 7 South, Range 61 East, M. D. B. & M., running thence North 60°32'21" East a distance of 2,684.76 feet;

Thence North 89°11'18" East, a distance of 123.75 feet; said point being the True Point of Beginning;

Thence North 89°11'18" East, a distance of 123.75 feet;

Thence South 0°48'42" East, a distance of 197.5 feet;

Thence South 89°11'18" West, a distance of 123.75 feet;

Thence North 0°48'42" West, a distance of 197.5 feet to the True Point of Beginning.

Said land being delineated on the Parcel Map recorded March 11, 1987 in Book A of Plats, page 272 as File No. 86365, Lincoln County, Nevada records.

The above legal description is a metes and bounds description and was obtained from a GRANT, BARGAIN and SALE DEED, recorded November 22, 2006 in Book 226 of Official Records, page 338, as File No. 127985 Lincoln County, Nevada records.

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

ASSESSOR'S PARCEL NUMBER FOR 2021 - 2022: 004-052-08

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: June 02, 2022 DONALD M DAVIS MELANIE BISHOP State of Nevada) ss. County of This instrument was acknowledged before me on the day of DONALD M DAVIS and MELANIE BISHOP, Signature: S. Lunceford NOTARY PUBLIC Notary Public **Expiration Date:** STATE OF NEVADA Appt. No. 17-1344-14 vly Appt. Expires January 25, 2025

STATE OF NEVADA DECLARATION OF VALUE FORM

1.	Assesso	Parcel Number	er(s)	•					
	a) 004-0	52-08			. 50			\ \	
	b)							\ \	
	c)				•			\ \	
	d)				•			\ \	
2	Type of F	Property:			-	2000		\ \	
		acant Land	b) 🔲	Single Fam. Res.	FOR REC	ORDER'S	OPTIONAL	USE ONLY	
	<i>'</i> —	ondo/Twnhse	• —	2-4 Plex	Book:		Page		
	e) 🔲 A		<i>'</i> —	Comm'l/Ind'l	Date of Re	cording:	The state of the s		
	• —	gricultural	h) 🗆	Mobile Home	Notes:				
	i) 🗆 O	=	, Ц						
	., 🗀 .			· · · · · · · · · · · · · · · · · · ·		-	$\overline{}$		
3.	Total Val	ue/Sale Price o	of Prope	rty			\	\$50,000.00	
Deed in Lieu of Foreclosure Only (value of Property) (
		Tax Value:			<u> </u>			\$50,000.00	
		perty Transfer	Tax Due	9 :	1			\$195.00	
4. If Exemption Claimed:									
	a. Transfer Tax Exemption per NRS 375.090, Section b. Explain Reason for Exemption:								
	b. Expla	ain Reason for	Exempt	tion:		$\overline{}$			
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.									
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Sid	nature	$\setminus 1) V$	Wo	- W	1 1	Capacity	Grantor		
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a proper de la constante de la			1						
Sig	nature _		7			Capacity	Grantee		
TREVOR LANCE POULSEN									
CELLED (CDANTOD) INCODMATION DIVED (CDANTEE) INCODMA								ORMATION	
<u>SELLER (GRANTOR) INFORMATION</u> (REQUIRED)					<u>BUYER (GRANTEE) INFORMATION</u> (REQUIRED)				
Pri	nt Name:			and MELANIE	Print Name			OULSEN and LISA	
Ŵ.		BISHOP	/_	/	_	DANET	TE POULS	EN	
Ad	dress:	1916 Cedary	riew Cr.	/	Address:	P O Box	680		
Cit	y:	Las Vegas			City:	Alamo			
Sta	ate: NV		_ Zip:	89146	State: NV		Zip:	89001	
COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)									
		Cow County			required if Escrow #:	<u>85304</u>	or buyer)		
	nt Name. dress:	P.O. Box 518			_ LOCIOW #*.	00004	· · ·		
Cit		Pioche	, 020 IV	iani Onoot	State: NV		Zip:	89043	

STATE OF NEVADA **DECLARATION OF VALUE FORM** 1. Assessor Parcel Number(s) a) 004-052-08 b) c) d) 2. Type of Property: Single Fam. Res. I FOR RECORDER'S OPTIONAL USE ONLY a) 🗷 Vacant Land b) 🔲 c) Condo/Twnhse d) 2-4 Plex Book: Page: Date of Recording: f) Comm'l/Ind'l e) Apt.Bldg Notes: h) Mobile Home g) Agricultural i) 🔲 Other \$50,000.00 3. Total Value/Sale Price of Property Deed in Lieu of Foreclosure Only (value of Property) \$50,000.00 Transfer Tax Value: \$195.00 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 Capacity Grantor DONALD M DAVIS Signature Capacity Grantee TREVOR LANCE POULSEN **BUYER (GRANTEE) INFORMATION** SELLER (GRANTOR) INFORMATION (REQUIRED) (REQUIRED) Print Name: TREVOR LANCE POULSEN and LISA Print Name: DONALD M DAVIS and MELANIE DANETTE POULSEN **BISHOP** Address: Address: P O Box 680 1916 Cedarview Cr. Las Vegas City: Alamo City: State: NV Zip: 89146 State: NV Zip: 89001 COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)

Address: P.O. Box 518, 328 Main Street
City: Pioche State: NV Zip: 89043

Print Name: Cow County Title Co.

Escrow #:

85304