

LINCOLN COUNTY, NV

2022-162854

\$173.50

RPTT:\$136.50 Rec:\$37.00

08/03/2022 08:57 AM

COW COUNTY TITLE CO.

Pgs=2 AK

OFFICIAL RECORD

AMY ELMER, RECORDER

APN: 003-078-19

RPTT: 136.50

**RECORDING REQUESTED BY:**

Cow County Title Co.

NLS 8179-Lin

**MAIL TAX STATEMENTS TO:**

Same as below

**WHEN RECORDED MAIL TO:**

Christopher P. Biegel

Rheon R. Biegel

PO Box 224

Caliente NV 89008

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**GRANT, BARGAIN, SALE DEED**

THIS INDENTURE WITNESSETH: That **LAWRENCE JONAS and JANICE C. JONAS, Trustee of the JONAS FAMILY TRUST dated June 4, 2009**, in consideration of \$10.00, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to **CHRISTOPHER P. BIEGEL and RHEON R. BIEGEL, husband and wife as joint tenants**

all that real property situate in the County of Lincoln, State of Nevada, bounded and described as follows:

Being a portion of the East Half (E1/2) of the East Half (E1/2) of the Northwest Quarter (NW1/4) of Section 8, Township 4 South, Range 67 East, M.D.B.&M., commonly known as House No. 21 in the Railroad Row, and more particularly described as follows:

Commencing at the center of said Section 8; thence North along the East line of said Northwest Quarter 1570.28 feet;

Thence West at right angles to said East line 514.5 feet to the true point of beginning;

Thence North parallel with said East line 54.13 feet; thence West at right angles 121 feet;

Thence South 54.13 feet along a line parallel with and distance East 24.5 feet, measured at right angles from the West line of said East Half (E1/2) of the East Half (E1/2) of the Northwest Quarter (NW1/4);

Thence East at right angles to said parallel line 121 feet to the true point of beginning.

Except all mineral and all mineral right of every kind and character, now known to exist or hereafter discovered including without limiting on the generality of the foregoing, oil, gas, and rights thereto, together with the sole, exclusive and perpetual right to explore for, remove and dispose of said minerals by any means or methods suitable to the grantor, its successors and assigns, but without entering upon or using the surface of the lands hereby conveyed, and in such manner as not to damage the surface of said lands or to interfere with the use thereof by the grantee, as reserved in the Deed from Los Angeles and Salt Lake Railroad, formerly San Pedro, Los Angeles and Salt Lake Railroad, recorded October 30, 1959 in Book "L-1" of Real Estate Deeds, page 235 as File No. 37013, Lincoln County, Nevada records.

The above legal description is a metes and bounds description and was obtained from an Executor's/Administrator's Deed, recorded September 20, 2012 in Book 274 of Official Records, page 296 as File No. 141992, Lincoln County, Nevada records.

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

ASSESSOR'S PARCEL NUMBER: 003-078-19

**SUBJECT TO:**

1. Taxes for 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: July 15, 2022

JONAS FAMILY TRUST dated June 4, 2009

By: Lawrence Jonas  
LAWRENCE JONAS, Trustee

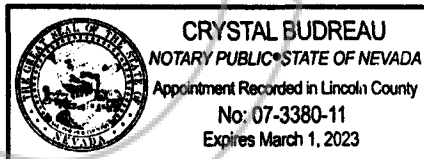
By: Janice C. Jonas  
JANICE C. JONAS, Trustee

STATE OF Nevada

COUNTY OF Lincoln

On July 15, 2022, personally appeared before me, a Notary Public, Lawrence Jonas and Janice C. Jonas, Trustees of the Jonas Family Trust dated June 4, 2009, who acknowledged that they executed the above instrument.

Crystal Budreau  
Notary Public



**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 003-078-19
- b) \_\_\_\_\_
- c) \_\_\_\_\_
- d) \_\_\_\_\_

FOR RECORDER'S OPTIONAL USE ONLY	
Document/Instrument No.	_____
Book _____	Page _____
Date of Recording:	_____
Notes:	_____

2. Type of Property

- a)  Vacant Land
- b)  Single Family Residence
- c)  Condo/Twnhse
- d)  2-4 Plex
- e)  Apartment Bldg.
- f)  Commercial/Industrial
- g)  Agricultural
- h)  Mobile Home
- i)  Other \_\_\_\_\_

3. Total Value/Sales Price of Property \$34,820.00  
 Deed in Lieu of Foreclosure Only (Value of Property) ( \_\_\_\_\_ )  
 Transfer Tax Value \$34,820.00  
 Real Property Transfer Tax Due: \$136.50

**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 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: Lawrence Jonas Capacity: Grantor  
 Lawrence Jonas, Trustee

Signature: Christopher P. Biegel Capacity: Grantee

**SELLER (GRANTOR) INFORMATION**

Lawrence Jonas & Janice  
 C. Jonas, Trustees Jonas  
 Print Name: Family Trust  
 Address: PO Box 865  
 City/State/Zip Caliente NV 89008

**BUYER (GRANTEE) INFORMATION**

Christopher P. Biegel & Rheon  
 R. Biegel  
 Print Name: \_\_\_\_\_  
 Address: PO Box 224  
 City/State/Zip Caliente NV 89008

**COMPANY/PERSON REQUESTING RECORDING (required if not the Seller or Buyer)**

Company Name: Cow County Title Co Escrow No NLS 8179-Lin  
 Address: 761 Raindance Dr, Pahrump NV 89048