

APN/Parcel ID(s): 002-102-23

Order No.: 14422000904-CD

**WHEN RECORDED MAIL TO and MAIL  
TAX STATEMENTS TO:**

Christopher Biegel  
PO Box 224  
Caliente, NV 89008

LINCOLN COUNTY, NV **2022-163032**  
\$1,109.50  
RPTT:\$1072.50 Rec:\$37.00 09/19/2022 12:06 PM  
CHICAGO TITLE CORPORATE CIRCLE - 2370 Pgs=3 KC  
OFFICIAL RECORD  
AMY ELMER, RECORDER

SPACE ABOVE THIS LINE FOR RECORDER'S USE

**GRANT, BARGAIN AND SALE DEED**

R.P.T.T \$1,072.50

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

**The Irvin Cowan Wright Personal Trust, dated August 8, 2011, Irvin Cowan Wright,  
Trustee and Trustor,**

do(es) hereby GRANT, BARGAIN AND SELL to

**Christopher Biegel, a married man as his Sole and Separate Property**

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

**FOR LEGAL DESCRIPTION OF THE REAL PROPERTY, SEE EXHIBIT "A"  
ATTACHED HERETO AND MADE A PART HEREOF.**

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 revisions, remainders, rents, issues or profits thereof.

SIGNATURE AND NOTARY ACKNOWLEDGMENT FOR  
GRANT BARGAIN SALE DEED

Dated: 9-14-2022

The Irvin Cowan Wright Personal Trust, dated August 8, 2011

BY: Irvin Cowan Wright

Irvin Cowan Wright  
Trustee and Trustor

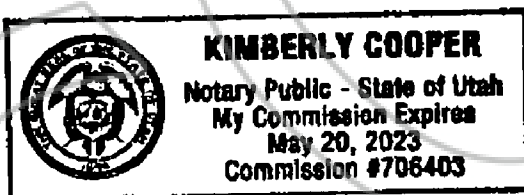
STATE OF UTAH

COUNTY OF Washington

This instrument was acknowledged before me 14<sup>th</sup> day of September,  
2022 by Irvin Cowan Wright, Trustee and Trustor of The Irvin Cowan Wright Personal  
Trust, dated August 8, 2011

Kimberly Cooper  
Notary Public

Printed Name: Kimberly Cooper



**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): 002-102-23**

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THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF LINCOLN, STATE OF NEVADA, AND IS DESCRIBED AS FOLLOWS:

ALL OF LOT 49 AND THE ADJOINING SOUTHERLY 35 FEET OF LOT 50 IN SUN GOLD MANOR UNIT NO. 1 IN THE TOWN OF PANACA, LINCOLN COUNTY, NEVADA.

Parcel ID: 00210223

Commonly known as 218 Sixth Street, Panaca, NV 89042  
However, by showing this address no additional coverage is provided

**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor's Parcel Number(s)  
 a. 002-102-23  
 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 RECORDERS OPTIONAL USE ONLY	
Book _____	Page: _____
Date of Recording: _____	
Notes: _____	

3. a. Total Value/Sales Price of Property      \$ 275,000.00  
 b. Deed in Lieu of Foreclosure Only (value of property) ( \_\_\_\_\_ )  
 c. Transfer Tax Value:                              \$ 275,000.00  
 d. Real Property Transfer Tax Due              \$ 1,072.50

4. If Exemption Claimed:  
 a. Transfer Tax Exemption per NRS 375.090, Section NONE  
 b. Explain Reason for Exemption: \_\_\_\_\_

5. Partial Interest: Percentage being transferred: 100.00%  
 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 Irvin Cowan Wright Capacity: Grantor

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

**SELLER (GRANTOR) INFORMATION**  
**(REQUIRED)**  
 Print Name: The Irvin Cowan Wright Personal Trust,  
dated August 8, 2011  
 Address: 87 Pheasant Drive  
 City: Hurricane  
 State: UT                              Zip: 84737

**BUYER (GRANTEE) INFORMATION**  
**(REQUIRED)**  
 Print Name: Christopher Biegel  
 Address: PO Box 224  
 City: Calliente  
 State: NV                              Zip: 89008

**COMPANY/PERSON REQUESTING RECORDING (Required if not seller or buyer)**  
 Print Name: Chicago Title Corporate Circle      Escrow # 14422000904  
 Address: 2370 Corporate Circle, Suite 100  
 City: Henderson                              State: NV                              Zip: 89074