

LINCOLN COUNTY, NV **2022-163072**
\$271.00
RPTT:\$234.00 Rec:\$37.00 **09/26/2022 08:01 AM**
TITLE DEEDS & NEEDS, LLC Pgs=2 KC
OFFICIAL RECORD
AMY ELMER, RECORDER

APN NO: 001-091-35

RECORDING REQUESTED BY:
Title Deeds & Needs, LLC

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

JOHN STEVER

P.O. BOX 172

PIOCHE, NV 89043

Affix RPTT: \$ 234.00

File No. 20143MT

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH THAT: **Donald E. Shanks and Carol C. Shanks, a.k.a. Carol Christine Shanks, husband and wife as joint tenants**

For valuable consideration, the receipt of which is hereby acknowledged, do hereby Grant, Bargain, Sell and convey to
John Stever, an unmarried man

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

Parcel One (1) shown by Parcel Map for Stever Revocable Trust, recorded June 5, 2007, as Document No. 129028, filed in Book C of Maps, Page 338, in the Official Records of the County Recorder, Lincoln County, Nevada.

Commonly known as: 691 Hillside Drive, 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 22nd day of SEPTEMBER 2022.

Donald Shauks

DONALD E. SHANKS

Carol Shauks

CAROL C. SHANKS

NOTARY ACKNOWLEDGMENT

ATTACHED TO:

Grant, Bargain, Sale Deed

STATE OF NEVADA) SS

COUNTY OF LINCOLN)

On 09-22-2022 before me, ASHLEY REMINGTON, a Notary Public in and for said State, personally appeared:

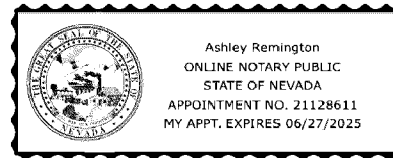
DONALD E. SHANKS AND CAROL C. SHANKS

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 using audio-visual communication.

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)

- a) 001-091-35
- 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 \$ 60,000.00
- b) Deed in Lieu of Foreclosure Only (value of property) ()
- c) Transfer Tax Value: \$ 60,000.0
- d) Real Property Transfer Tax Due \$ 234.00

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: Donald Shanks Capacity: Grantor
 Signature: _____ Capacity: _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: Donald E & Carol C Shanks
 Address: 351 Country Club Pkwy.
 City: Spring Creek
 State: NV Zip: 89815

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: John Stever
 Address: PO Box 172
 City: Pioche
 State: NV Zip: 89043

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

Print Name: **Title Deeds & Needs, LLC**
 Address: **8565 S. Eastern Avenue, Suite 150**
 City, State & Zip: **Las Vegas, NV 89123**

File No. 20143

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED