

LINCOLN COUNTY, NV

**2022-163426**

\$37.00

RPTT:\$0.00 Rec:\$37.00

11/09/2022 09:04 AM

UDEED, LLC

Pgs=3 AE

OFFICIAL RECORD

AMY ELMER, RECORDER

E09

**APN:** 005-031-03

**R.P.T.T.:** \$0.00

Exempt: (9)

**Recording Requested By:**

uDeed, LLC

1349 Galleria Drive, Suite 100

Henderson, NV 89014-8624

**After Recording Mail To:**

uDeed, LLC - 103598B

1349 Galleria Drive, Suite 100

Henderson, NV 89014-8624

**Send Subsequent Tax Bills To:**

DB Personal Holdings, LLC

HC 10 Box 50

Pioche, NV 89043

**GRANT, BARGAIN, AND SALE DEED**

TITLE OF DOCUMENT

THIS INDENTURE WITNESSETH THAT, **Daniel Charles Banks and Brenna Rae Frank, Trustees of the DB Nevada Personal Trust, dated March 1, 2022**, FOR GOOD AND VALUABLE CONSIDERATION, the receipt of which is hereby acknowledged, does hereby GRANT, BARGAIN, SELL, AND CONVEY, to **DB Personal Holdings, LLC, a Nevada limited liability company**, whose address is HC 10 Box 50, Pioche, Nevada 89043,

ALL that real property situated in the County of **Lincoln**, State of **Nevada**, bounded and described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

MORE commonly known as: **48290 US Highway 93**


**Pioche, Nevada 89043**

Subject To: Restrictions, Conditions, Covenants, Rights, Rights of Way, and Easements now of record, if any.

TOGETHER with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

WITNESS my/our hands, this 26<sup>th</sup> day of October, 2022

DB Nevada Personal Trust, dated March 1, 2022

  
Daniel Charles Banks, Trustee

  
Brenna Rae Frank, Trustee

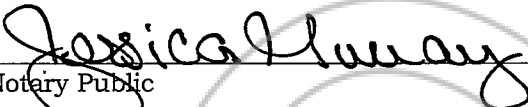
STATE OF Nevada )

COUNTY OF Clark )

ss

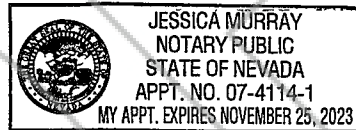
This instrument was acknowledged before me, this 26<sup>th</sup> day of October, 2022 by **Daniel Charles Banks, Trustee and Brenna Rae Frank, Trustee.**

**NOTARY STAMP/SEAL**

  
Notary Public

Notary Public  
Title and Rank

My Commission Expires: 11/25/23



**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

THE REAL PROPERTY SITUATE IN THE COUNTY OF LINCOLN, STATE OF NEVADA, DESCRIBED AS FOLLOWS:

THAT CERTAIN REAL PROPERTY SITUATE, LYING AND BEING IN THE COUNTY OF LINCOLN, STATE OF NEVADA, AND MORE PARTICULARLY DESCRIBED AS BEING A PORTION OF THE SOUTHEAST QUARTER (SE 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 13, TOWNSHIP 9 NORTH, RANGE 65 EAST, M.D.M., AND MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, TO-WIT:

BEGINNING AT A POINT ON THE WEST BOUNDARY OF THE SOUTHEAST QUARTER (SE 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 13, TOWNSHIP 9 NORTH, RANGE 65 EAST, M.D.M., WHICH LIES SOUTH 38° 48' 12" EAST, A DISTANCE OF 2010.06 FEET FROM THE NORTHWEST CORNER OF SAID SECTION 13; THENCE EAST A DISTANCE OF 197.13 FEET TO A POINT; THENCE SOUTH A DISTANCE OF 295.16 FEET TO A POINT; THENCE WEST A DISTANCE OF 197.23 FEET TO A POINT ON THE WEST BOUNDARY; THENCE NORTH 0° 01' 10" EAST, ALONG SAID WEST BOUNDARY A DISTANCE OF 295.1 FEET TO THE POINT OF BEGINNING.

SAID LAND LYING WITHIN THE SOUTHEAST QUARTER (SE 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 13, TOWNSHIP 9 NORTH, RANGE 65 EAST, M.D.M., DEEDED TO THE STATE OF NEVADA DEPARTMENT OF HIGHWAYS BY DEED FILED IN THE OFFICE OF THE COUNTY RECORDER OF LINCOLN COUNTY, NEVADA, ON JUNE 6, 1941, IN BOOK F-1 AT PAGE 114 OF DEEDS.

TOGETHER WITH THAT CERTAIN RIGHT OF WAY/TEMPORARY USE PERMIT RECORDED SEPTEMBER 12, 1994, IN BOOK 110 OF OFFICIAL RECORDS, PAGE 693 AS FILE NO. 102391, LINCOLN COUNTY, NEVADA RECORDS.

NOTE: THE ABOVE METES AND BOUND DESCRIPTION APPEARED IN THAT CERTAIN DOCUMENT RECORDED IN BOOK 113, PAGES 303-305 AS DOCUMENT NO. 103435.

Per NRS 111.312 – The Legal Description appeared previously in **Grant, Bargain and Sale Deed**, to be recorded concurrently herewith; AND **Grant, Bargain and Sale Deed**, recorded on **June 12, 2020**, as Document No. **2020-158615** in Lincoln County Records, Lincoln County, Nevada.

**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)  
 a) 005-031-03  
 b) \_\_\_\_\_  
 c) \_\_\_\_\_  
 d) \_\_\_\_\_

2. Type of Property:  
 a) \_\_\_ Vacant Land                      b)  Single Fam. Res.  
 c) \_\_\_ Condo/Townhouse              d) \_\_\_ 2-4 Plex  
 e) \_\_\_ Apt. Bldg                        f) \_\_\_ Comm'l/Ind'l  
 g) \_\_\_ Agricultural                    h) \_\_\_ Mobile Home  
 \_\_\_ Other: \_\_\_\_\_

**FOR RECORDER'S OPTIONAL USE ONLY**  
 Document/Instrument #: \_\_\_\_\_  
 Book: \_\_\_\_\_ Page: \_\_\_\_\_  
 Date of Recording: \_\_\_\_\_  
 Notes: **REVIEWED LLC PAPERWORK. AE**

3. a. Total Value /Sales Price of Property: \$ 0.00  
 b. Deed in Lieu of Foreclosure Only (value of property) ( N/A )  
 c. Transfer Tax Value: \$ 0.00  
 d. Real Property Transfer Tax Due: \$ 0.00

4. **If Exemption Claimed:**  
 a. Transfer Tax Exemption per NRS 375.090, Section 9  
 b. Explain Reason for Exemption: A transfer to a business entity of which grantor is 100% owner.

5. Partial Interest: Percentage being transferred: N/A %

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

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

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

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

Print Name: **DB Nevada Personal Trust**  
 Address: **HC 10 Box 50**  
 City: **Pioche**  
 State: **Nevada**                      Zip: **89043**

Print Name: **DB Personal Holdings, LLC**  
 Address: **HC 10 Box 50**  
 City: **Pioche**  
 State: **Nevada**                      Zip: **89043**

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

Print Name: uDeed, LLC - 103598B  
 Address: 1349 Galleria Drive, Suite 100  
 City, State, Zip: Henderson, NV 89014-8624

Escrow #: \_\_\_\_\_

(AS A PUBLIC RECORD, THIS FORM MAY BE RECORDED/MICROFILMED)