

A.P.N.: 008-111-03
File No: 116-2654841 (AK)
R.P.T.T.: \$Exempt 2

LINCOLN COUNTY, NV 2022-163538
\$37.00 RPTT:\$0.00 Rec:\$37.00 12/14/2022 02:08 PM
FIRST AMERICAN TITLE INSURANCE COMPANY 3 AE
OFFICIAL RECORD
AMY ELMER, RECORDER E02

When Recorded Mail To: Mail Tax Statements To:
State of Nevada, through its State Land Registrar, acting
through the Division of State Lands, for and on behalf of the
Division of State Parks
901 South Stewart Street, Suite 5003
Carson City, NV 89701

GRANT, BARGAIN and SALE DEED

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

Beuford G. Sanders, a single man and Beuford Sanders, an unmarried man

do(es) hereby *GRANT, BARGAIN and SELL* to

State of Nevada, through its State Land Registrar, acting through the Division of State
Lands, for and on behalf of the Division of State Parks

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

**A PARCEL OF LAND IN NE 1/4 OF SW 1/4, OF SECTION 7, T7S, R67E, MDB&M,
LINCOLN COUNTY, NEVADA.**

**BEGINNING AT A POINT FROM WHICH THE SOUTHWEST CORNER OF SAID SECTION
7 BEARS S.47° 44' 33" W. A DISTANCE OF 2,427.97 FEET; THENCE RUNNING N. 39°
04' 25" W., A DISTANCE OF 203.75 FEET; THENCE S. 49° 09' 55" W., A DISTANCE OF
283.69 FEET; MORE OR LESS TO THE UNION PACIFIC RIGHT-OF-WAY FENCE; THENCE
ALONG SAID FENCE AND RIGHT-OF-WAY S. 55° 14' 49" E., A DISTANCE OF 167.60
FEET; THENCE ALONG SAID RIGHT-OF-WAY N. 36° 02' 33" E., A DISTANCE OF 91.40
FEET; THENCE ALONG SAID RIGHT-OF-WAY 60° 36' 07" E., A DISTANCE OF 69.77
FEET; THENCE N. 42° 30' 09" E. A DISTANCE OF 123.16 FEET, MORE OR LESS TO THE
POINT OF BEGINNING.**

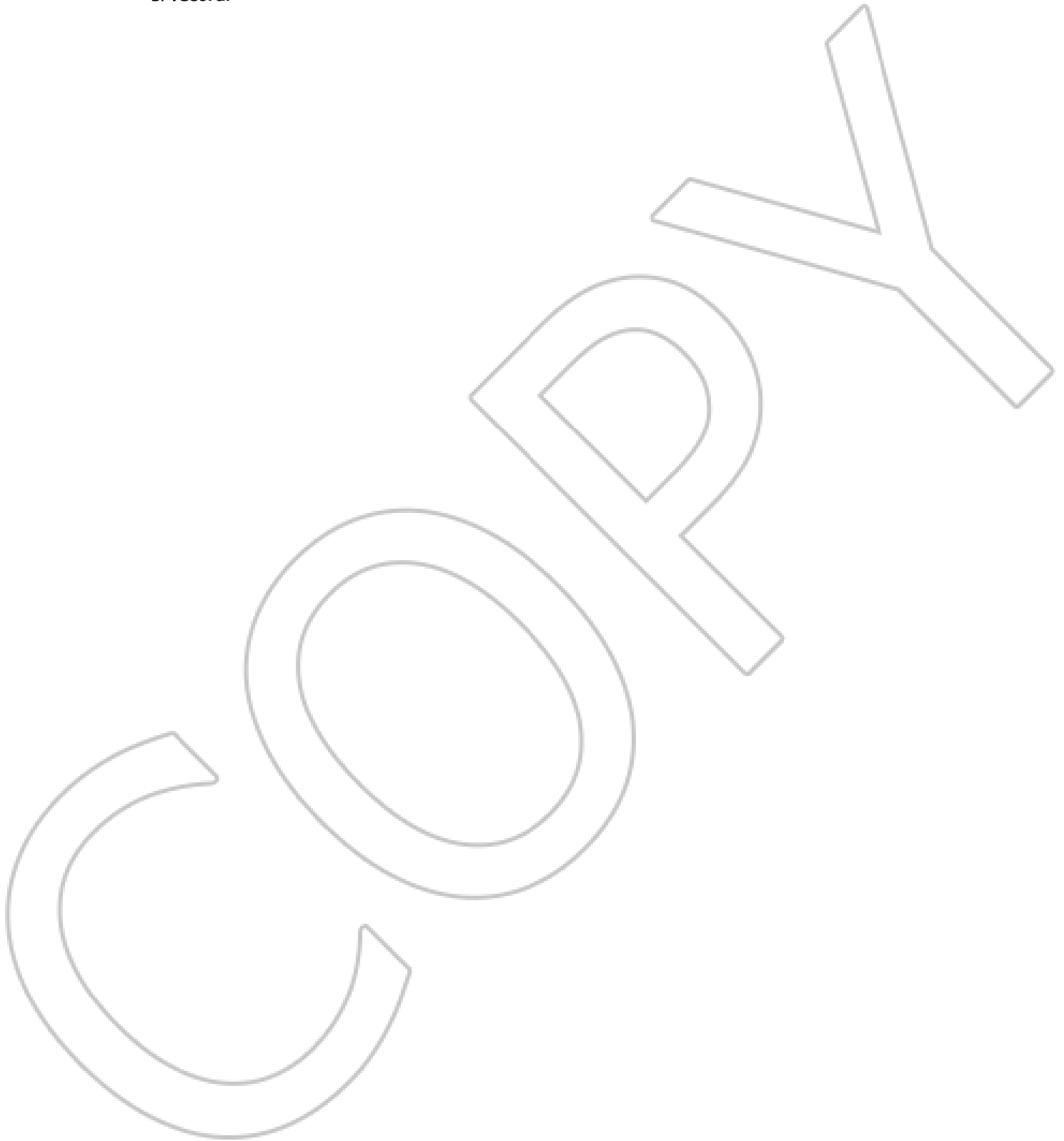
SAID RIGHT-OF-WAY BEING THAT OF THE UNION PACIFIC RAILROAD.

TOGETHER with all tenements, hereditaments and appurtenances, including easements and
water rights, if any, thereto belonging or appertaining, and any reversions, remainders, rents,
issues or profits thereof.

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.



Beuford G. Sanders

Beuford G. Sanders

Beuford G. Sanders

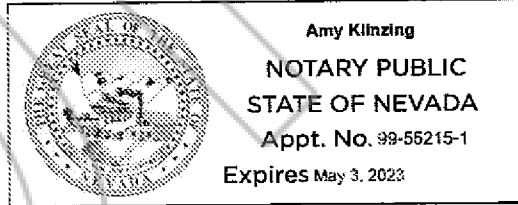
Beuford Sanders

STATE OF Nevada)
)
) : ss.
COUNTY OF Clark)

This instrument was acknowledged before me on 12/09/2022 by
Beuford G. Sanders aka Beuford Sanders.

Amy Klinzing

Notary Public
(My commission expires: 05/03/2023)



This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed under Escrow No. 116-2654841.

Notarial act performed by audio-video communication.

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 008-111-03
- 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
- i) Other _____

FOR RECORDERS OPTIONAL USE	
Book _____	Page: _____
Date of Recording: _____	
Notes: _____	

- 3. a) Total Value/Sales Price of Property: \$210,000.00
- b) Deed in Lieu of Foreclosure Only (value of property) (\$ _____)
- c) Transfer Tax Value: \$210,000.00
- d) Real Property Transfer Tax Due \$-0-

4. **If Exemption Claimed:**

- a. Transfer Tax Exemption, per 375.090, Section: 2
- b. Explain reason for exemption: Transfer to a State Agency

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: Agent
 Signature: _____ Capacity: _____

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

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

Print Name: Beuford G. Sanders and Beuford Sanders
 Address: 756 Holt Ave
 City: Caliente
 State: NV Zip: 89008

Print Name: State of Nevada, through its State Land Registrar, acting through the Division of State Lands, for and on behalf of the Division of State Parks
 Address: 901 South Stewart Street, Suite 5003
 City: Carson City
 State: NV Zip: 89701

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

Print Name: First American Title Insurance Company
 Address: 701 N Green Valley Pkwy, Ste 120
 City: Henderson

File Number: 116-2654841 AK/ mi
 State: NV Zip: 89074