

A.P.N.: 005-241-17  
File No: 116-2659878 (AK)  
R.P.T.T.: \$195.00

LINCOLN COUNTY, NV  
\$232.00  
RPTT:\$195.00 Rec:\$37.00 12/29/2022 03:42 PM  
FIRST AMERICAN TITLE INSURANCE COMPANY  
OFFICIAL RECORD  
AMY ELMER, RECORDER

When Recorded Mail To: Mail Tax Statements To:  
Allen Wayne Munk and Lynn Carla Munk  
224 N 470 W  
La Verkin, UT 84745

***GRANT, BARGAIN and SALE DEED***

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

Jeffrey MacBurnie, an unmarried man, who acquired title as a married man as his sole and separate property

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

Allen Wayne Munk and Lynn Carla Munk, husband and wife as joint tenants with right of survivorship

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

**PARCEL 1:**

**A PORTION OF LAND SITUATED WITHIN THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 35, TOWNSHIP 5 NORTH, RANGE 67 EAST, M.D.B.&M., LINCOLN COUNTY, NEVADA, BEING FURTHER DESCRIBED AS FOLLOWS:**

**PARCEL 2 OF SUBSEQUENT PARCEL MAP FOR JEFFREY T. MACBURNIE RECORDED DECEMBER 05, 2022 AS DOCUMENT NO. 2022-163510 OF OFFICIAL RECORDS, FILED IN THE OFFICE OF THE COUNTY RECORDER OF LINCOLN COUNTY, STATE OF NEVADA.**

**PARCEL 2:**

**A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS AS SHOWN ON THE PARCEL MAP RECORDED DECEMBER 05, 2022, AS DOCUMENT NO. 2022-163510 IN THE OFFICE OF THE COUNTY RECORDER OF LINCOLN COUNTY, STATE OF NEVADA.**

*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.

COPY

Jeffrey MacBurnie

Jeffrey MacBurnie

STATE OF      **NEVADA**      )  
COUNTY OF   **CLARK**      ) **ss.**

December 28, 2022

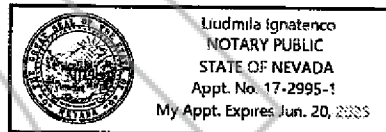
This instrument was acknowledged before me on \_\_\_\_\_ by  
**Jeffrey MacBurnie.**

***Notarized online using audio-video communication***



Notary Public - Ludmila Ignatenco

(My commission expires: June 20, 2025)  
Certificate No: 17-2995-1



The person(s) appeared before me online  
by means of audio/video communication technology  
and notarization was completed electronically.

This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed under  
Escrow No. 116-2659878.

**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 005-241-17  
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: \$50,000.00  
b) Deed in Lieu of Foreclosure Only (value of property) ( \$ \_\_\_\_\_ )  
c) Transfer Tax Value: \$50,000.00  
d) Real Property Transfer Tax Due \$195.00

4. **If Exemption Claimed:**

- a. Transfer Tax Exemption, per 375.090, Section: n/a  
b. Explain reason for exemption: n/a

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: Jeffrey MacBurnie

Print Name: Allen Wayne Munk and

Address: HC 10 box 9

Print Name: Lynn Carla Munk

Address: 224 N 470 W

City: Pioche

City: La Verkin

State: NV

Zip: 89043

State: UT

Zip: 84745

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

First American Title Insurance

Print Name: Company

File Number: 116-2659878 AK/ mi

Address: 701 N Green Valley Pkwy, Ste 120

City: Henderson

State: NV

Zip: 89074

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