

LINCOLN COUNTY, NV

**2023-164165**

\$37.00

RPTT:\$0.00 Rec:\$37.00

**03/28/2023 04:24 PM**

LAW OFFICES OF PAMELA JONES PLLC

Pgs=3 AK

**OFFICIAL RECORD**

**AMY ELMER, RECORDER**

E07

**APN NO.:** 003-101-13

**RPTT:** EXEMPT: (NRS 375.090,  
SECTION 7)

**RECORDING REQUESTED BY:**

LAW OFFICES OF PAMELA JONES, PLLC

**WHEN RECORDED MAIL TO:**

PAMELA JONES, ESQ.  
LAW OFFICES OF PAMELA JONES, PLLC  
627 S. SEVENTH STREET  
LAS VEGAS, NV 89101

**MAIL TAX STATEMENTSTO:**

MIKE DAVIS, TRUSTEE  
HC 61 BOX 54  
HIKO, NV 89017

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**GRANT, BARGAIN, SALE DEED**

THIS INDENTURE WITNESSETH THAT:

MIKE DAVIS, an unmarried man, for no consideration, does hereby grant and convey to MIKE DAVIS, Trustee, or his successors in trust, under the MIKE DAVIS LIVING TRUST, dated March 8, 2023, and any amendments thereto, that certain real property situated in the City of Caliente, County of Lincoln, State of Nevada, together with water rights as evidenced by certificate number 7822 described as follows:

A parcel of land situate within the SW  $\frac{1}{4}$  of the NW  $\frac{1}{4}$  of section 8, Township 4 South, Range 67 East, Mount Diablo Meridian, being more particularly described as follows:

See Exhibit "A" attached hereto and made a part hereof

DATED: MARCH 8, 2023

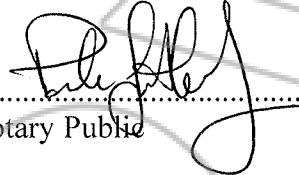
**GRANTOR:**

  
\_\_\_\_\_  
MIKE DAVIS

**NOTARY ACKNOWLEDGMENT**

State of Nevada  
County of Clark

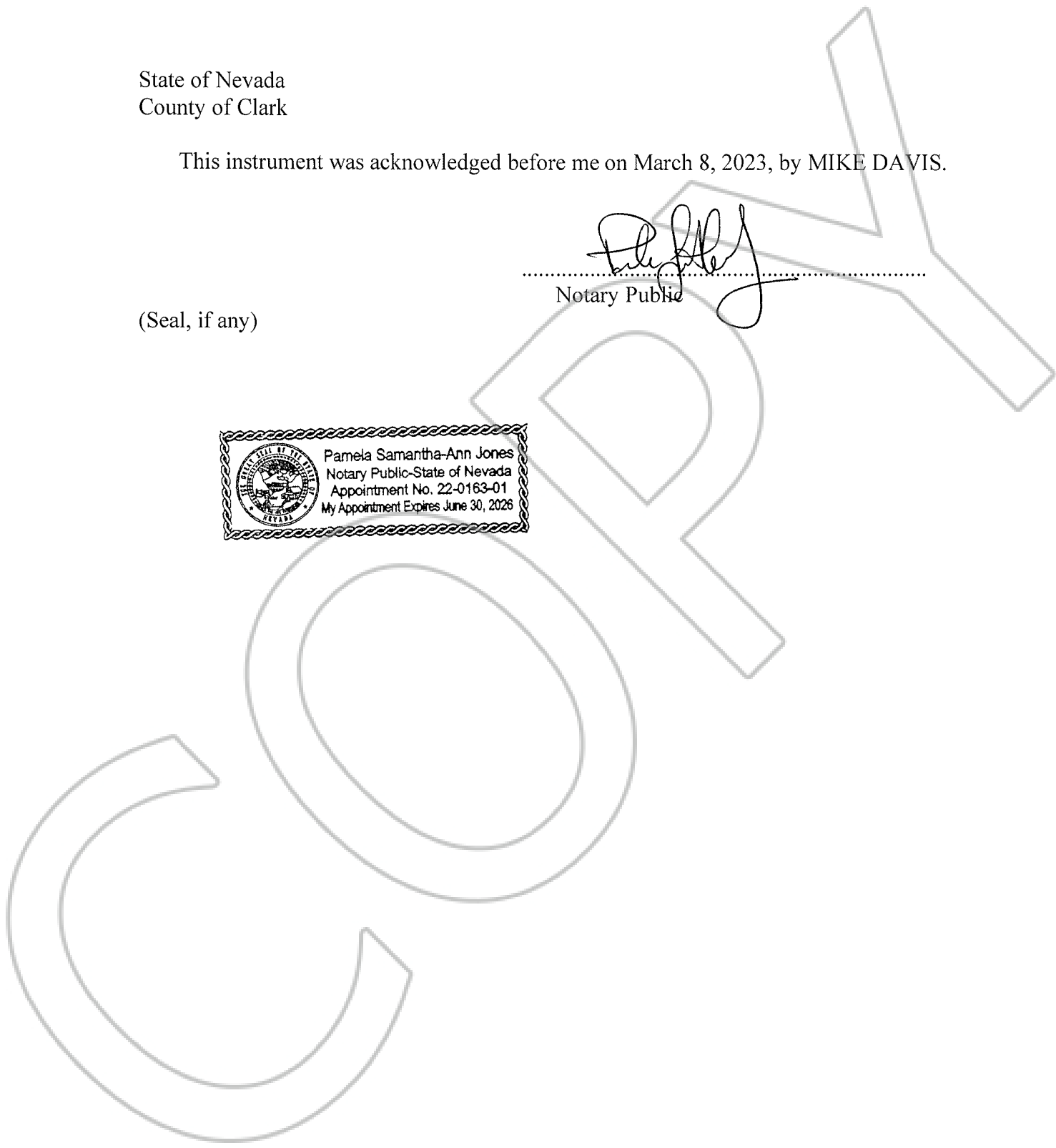
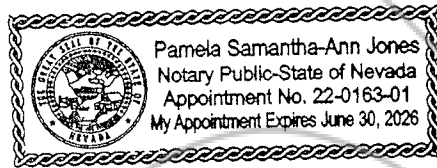
This instrument was acknowledged before me on March 8, 2023, by MIKE DAVIS.



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Notary Public

(Seal, if any)



## EXHIBIT "A"

Beginning in the Northwest corner of this parcel from which the Northwest corner of said Section 8 S 40 degrees 39'10" E a distance of 1471.84' ; N 57 degrees 24' 26 " E. a distance of 116.93 ' thence N 42degrees 44' 20" E. a distance of 211.05to the northeast corner; thence S 29 degrees 03'15" E a distance of 172.65 feet ;thence S 20 degrees 21' 25" W. a distance of 60.01' ; thence S 30degrees 28'44"E a distance of 247.24'to the southeast corner.S 53 degrees 03'26" W a distance of 246.60' thence S 75 degrees 58 ' 26" W a distance of 228.40 ' thence N 89degrees 20' 34" W. a distance of 20.94 to southwest corner thence S 02 degrees 43 ' 54 " W. a distance of 54.43 ' thence S 17 degrees 21' 54 " W a distance of 243.95' thence S 29 degrees 06 ' 0 8 "E a distance of 135.54 ' thence to the Northwest corner which is the point of beginning. said parcel contains 3.56 acres plus or minus

Also known as APN 003-101-13

Together with 1.35 acre feet of water rights as evidenced by certificate number 7822 and Permit # 24461 Registered with the State Division of Water Resources

1. it is hereby expressly understood and agreed by the parties hereto that the buyer accepts the said property in its present condition and that there are no representations, covenants ,or agreements between the parties hereto with reference to said property except as herein specifically set forth as follows:

A. It is expressly understood that the description of property is taken directly from the recorded Parcel map 110960 done by Owens surveying Outfit May 12 , 1998 in Book B Page 117 of Parcel maps in Lincoln County , Recorders office. Signed and approved by the city of Caliente.

B. It is additionally expressly understood that a city street right-of-way affecting the easterly 60 feet of the property **may** exist and **may** affect the use of the well on said property. Further, an easement for sewer, water and power exists affecting the easterly 12 feet of the property

C. Buyer understands that there are boundary line discrepancies with the town of Caliente not yet settled, pertaining to the possibility of a street right of way mentioned above.

D.The buyer agrees to allow access over said property to the adjoining property to the West.

2. Sellers state there presently exists no obligation or liens against said property.

**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)  
 a. 003-101-13  
 b. \_\_\_\_\_  
 c. \_\_\_\_\_  
 d. \_\_\_\_\_

2. Type of Property:
- |  |  |
|--|--|
| a. <input checked="" type="checkbox"/> Vacant Land | b. <input type="checkbox"/> Single Fam. Res. |
| c. <input type="checkbox"/> Condo/Twnhse           | d. <input type="checkbox"/> 2-4 Plex         |
| e. <input type="checkbox"/> Apt. Bldg              | f. <input type="checkbox"/> Comm'l/Ind'l     |
| g. <input type="checkbox"/> Agricultural           | h. <input type="checkbox"/> Mobile Home      |
| <input type="checkbox"/> Other                     |  |

FOR RECORDERS OPTIONAL USE ONLY	
Book _____	Page: _____
Date of Recording: _____	
Notes: Trust on File - AK	

- 3.a. Total Value/Sales Price of Property \$ 0.00  
 b. Deed in Lieu of Foreclosure Only (value of property ( \_\_\_\_\_ )  
 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 7  
 b. Explain Reason for Exemption: Transfer without consideration to or from a trust.

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 [Signature] Capacity: Grantor

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

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

Print Name: Mike Davis  
 Address: HC 61 Box 54  
 City: Hiko  
 State: NV Zip: 89017

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

Print Name: Mike Davis, TTEE  
 Address: HC 61 Box 54  
 City: Hiko  
 State: NV Zip: 89017

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

Print Name: Pamela Jones, Esq.  
 Address: 627 S 7th Street  
 City: Las Vegas

Escrow # \_\_\_\_\_  
 State: NV Zip: 89101