

APN: 003-021-16

Mailing Address of Grantee or Other Person Requesting Recording:

Wilson | Barrows | Salyer | Jones
442 Court Street
Elko, Nevada 89801

Mail Tax Statements to:

Richard D. Harding, Successor
Trustee of the Charlie Richard Lee &
Lavette Marie Lee Family Trust
4043 Eureka Avenue
Crescent Valley, Nevada 89821

Social Security Number Affirmation Statement:

In accordance with NRS 239B.030, the undersigned person recording this document hereby affirms that this document does not contain personal information, including full social security number of any person;

-OR-

In accordance with NRS 239B.030, the undersigned person recording this document hereby affirms that this document does contain personal information, including full social security number of a person.

Rocio Palafox

Paralegal

Name

Title

Signature



Title of Document Recorded:

GRANT, BARGAIN AND SALE DEED

GRANT, BARGAIN AND SALE DEED

FOR VALUE RECEIVED the undersigned Grantors hereby grant, bargain and sell the following property in the County of Lincoln, State of Nevada, to the following Grantees:

Grantor 1: BRENDA M. INGRAM
920 Chama Circle
Fallon, Nevada 89406

Grantor 2: ALAN E. LEE
314 State Route 208
Yerington, Nevada 89447

Grantee: RICHARD D. HARDING
Successor Trustee of the Charlie Richard Lee
and Lavette Marie Lee Family Trust
4043 Eureka Avenue
Crescent Valley, Nevada 89821

Taking title as: Trustee

Estate conveyed: Fee Simple

Legal description of property conveyed:

APN: 003-021-16

SITUATE IN THE CITY OF CALIENTE, NEVADA, WITHIN A PORTION OF SECTION 5, TOWNSHIP 4 SOUTH, RANGE 67 EAST, M.D.B.&M., MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL A-1 OF THAT CERTAIN AMENDED PARCEL MAP RECORDED MARCH 21, 1997 IN THE OFFICE OF THE COUNTY RECORDER OF LINCOLN COUNTY, NEVADA IN BOOK B OF PLATS, PAGE 26 AS FILE NO. 108388, LINCOLN COUNTY, NEVADA RECORDS.

TOGETHER WITH all buildings and improvements situate thereon.

WILSON | BARROWS | SALYER | JONES

442 Court Street | Elko, Nevada 89801 | 775.738.7271

TOGETHER WITH the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues, and profits thereof.

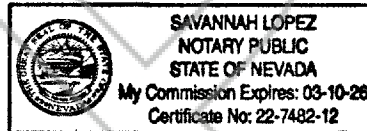
The land described above shall not be deemed to include any house trailer, mobile home or mobile dwelling on the subject property.

GRANTOR 1:

DATE: April 14th, 2023

Brenda Ingram
BRENDA M. INGRAM

STATE OF NEVADA,)
) ss.
COUNTY OF Churchill .)



This instrument was acknowledged before me on April 14th, 2023 by BRENDA M. INGRAM.

Savannah Lopez
NOTARY PUBLIC

[signatures continue on following page]

GRANTOR 2:

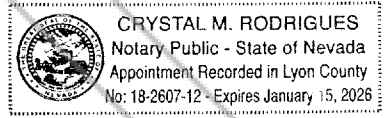
DATE: April 14, 2023

Alan E. Lee
ALAN E. LEE

STATE OF NEVADA,)
COUNTY OF Lyon) ss.

This instrument was acknowledged before me on April 14, 2023 by ALAN E. LEE.

Crystal M. Rodrigues
NOTARY PUBLIC



23040131rms.wpd
April 14, 2023

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
 a. 003-021-16
 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 RECORDERS OPTIONAL USE ONLY	
Book _____	Page: _____
Date of Recording: _____	
Notes: Trust on File - AK	

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

4. If Exemption Claimed:

a. Transfer Tax Exemption per NRS 375.090, Section 7
 b. Explain Reason for Exemption A transfer of title to or from a trust without consideration if a certificate of trust is presented at the time of transfer.

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 Robert M. Salyer Capacity: Attorney
 Signature _____ Capacity: _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)
 Print Name: Brenda M. Ingram & Alan E. Lee
 Address: 4043 Eureka Avenue
 City: Crescent Valley
 State: NV Zip: 89821

BUYER (GRANTEE) INFORMATION
(REQUIRED)
 Richard D. Harding, Successor Trustee of the Charlie Richard Lee & Lavette Marie Lee Family Trust
 Print Name: Richard D. Harding, Successor Trustee of the Charlie Richard Lee & Lavette Marie Lee Family Trust
 Address: 4043 Eureka Avenue
 City: Crescent Valley
 State: NV Zip: 89821

COMPANY/PERSON REQUESTING RECORDING (Required if not seller or buyer)
 Print Name: Wilson Barrows Salyer Jones Escrow # _____
 Address: 442 Court Street
 City: Elko State: Nevada Zip: 89801