

LINCOLN COUNTY, NV **2023-164636**
RPTT:\$616.20 Rec:\$37.00
Total:\$653.20 **05/08/2023 01:16 PM**
COW COUNTY TITLE CO Pgs=4 KC

A.P.N. No.:	013-100-14 and 013-100-17
R.P.T.T.	\$616.20
Escrow No.:	86141
Recording Requested By:	
Cow County Title Co.	
Mail Tax Statements To:	<i>Same as below</i>
When Recorded Mail To:	
BRADEE HUGHES AND STEPHANIE HUGHES	
5 West 500 North	
Veyo, UT 84782	



OFFICIAL RECORD
AMY ELMER, RECORDER

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That **BOYD J. WITWER AND PENNY A. WITWER, TRUSTEES, or Successor Trustee(s)** of the **WITWER FAMILY TRUST** dated **March 5, 2020** for valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to **BRADEE HUGHES and STEPHANIE HUGHES, husband and wife as community property with rights of survivorship**, all that real property situated in the County of Lincoln, State of Nevada, bounded and described as follows:

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

That portion of the Southeast Quarter (SE1/4) of the Southeast Quarter (SE1/4); and the East Half (E1/2) of the East Half (E1/2) of the Southwest Quarter (SW1/4) of the Southeast Quarter (SE1/4) of Section 32, Township 4 South, Range 70 East, Mount Diablo Meridian, more particularly described as follows:

Parcels 4 and 7 of the Merger and Resubdivision of Plat Book D, pages 11 and 48 for the 1999 Harold E. Wittwer and Annita Wittwer Revocable Trust recorded November 30, 2012 in the Office of the County Recorder of Lincoln County, Nevada in Book D of Plats, page 80 as File No. 142249, Lincoln County, Nevada records.

ASSESSOR'S PARCEL NUMBER FOR 2022-2023: 013-100-14
013-100-17

SUBJECT TO:

1. Taxes for the fiscal year;
2. Reservations, restrictions, conditions, rights, rights of way and easements, if any of record on said premises.

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and any reversions, remainders, rents, issues or profits thereof.

Attached Exhibit A for Water Rights
Dated: April 13, 2023

BOYD J. WITTWER AND PENNY A. WITTWER,
TRUSTEES, OR SUCCESSOR TRUSTEE(S) OF
THE WITTWER FAMILY TRUST DATED MARCH 5,
2020

BY: Boyd J. Wittwer
BOYD J. WITTWER, Trustee

BY: Penny A. Wittwer
PENNY A. WITTWER, Trustee

State of Nevada)
County of Clark) ss.

This instrument was acknowledged before me on the 26th day of APRIL, 2023
By: BOYD J. WITTWER, Trustee and PENNY A. WITTWER, Trustee

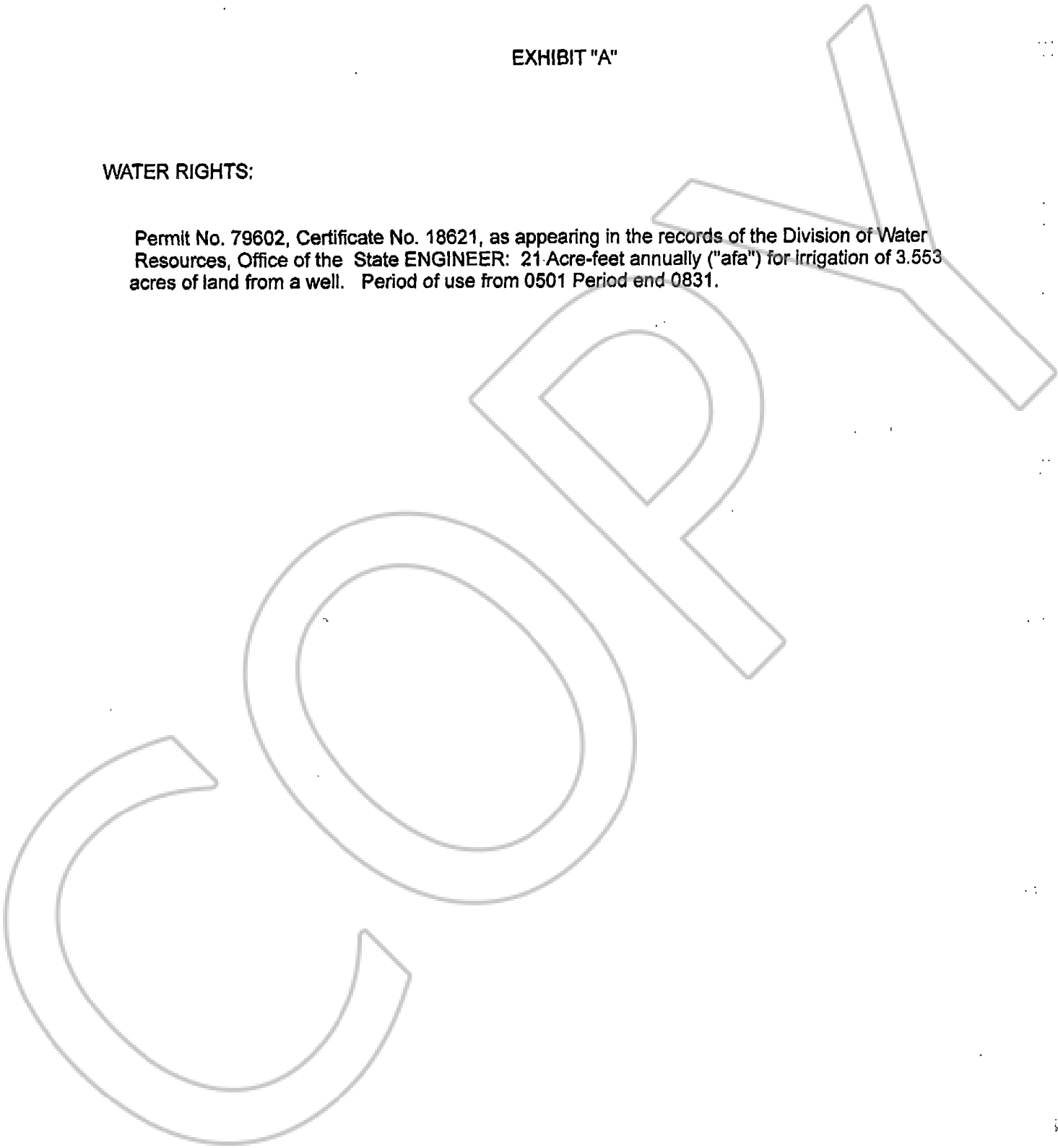
Signature: Nanci Ruiz Castro
Notary Public
Expiration Date: 02/17/2026



EXHIBIT "A"

WATER RIGHTS:

Permit No. 79602, Certificate No. 18621, as appearing in the records of the Division of Water Resources, Office of the State ENGINEER: 21 Acre-feet annually ("afa") for irrigation of 3.553 acres of land from a well. Period of use from 0501 Period end 0831.



**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a) 013-100-14
 b) 013-100-17
 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 RECORDER'S OPTIONAL USE ONLY	
Book: _____	Page: _____
Date of Recording: _____	
Notes: _____	

3. Total Value/Sale Price of Property \$158,000.00
 Deed in Lieu of Foreclosure Only (value of Property) (_____)
 Transfer Tax Value: \$158,000.00
 Real Property Transfer Tax Due: \$616.20

4. If Exemption Claimed:
 a. Transfer Tax Exemption per NRS 375.090, Section _____
 b. Explain Reason for Exemption: _____

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 *Penny A. Wittwer* Capacity Grantor
Boyd J. Wittwer
 BOYDE J. WITTEWER, Trustee

Signature _____ Capacity Grantee
BRADDEE HUGHES

SELLER (GRANTOR) INFORMATION (REQUIRED)
 Print Name: WITTEWER FAMILY TRUST DATED MARCH 5, 2020
 Address: 125 Shade Tree Unit A
 City: Mesquite
 State: NV Zip: 89027

BUYER (GRANTEE) INFORMATION (REQUIRED)
 Print Name: BRADDEE HUGHES and STEPHANIE HUGHES
 Address: 5 West 500 North
 City: Veyo
 State: UT Zip: 84782

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)
 Print Name: Cow County Title Co. Escrow #: 86141
 Address: P.O. Box 518, 328 Main Street
 City: Pioche State: NV Zip: 89043