

LINCOLN COUNTY, NV 2023-164662
Rec:\$37.00 05/22/2023 08:02 AM
Total:\$37.00
SHAY L. WELLS, ESQ.-WOODBURN Pgs=4 KC



OFFICIAL RECORD
AMY ELMER, RECORDER

E07

APN: 006-041-06

**Recording Requested by and when
Recorded Return to:**

Shay L. Wells, Esq.
Woodburn and Wedge
6100 Neil Rd. Suite 500
Reno, NV 89511

Mail Tax Statements to Grantee:

c/o Katharine B. Rapacz
3513 Eastlake Dr
West Richland, WA 99353

The undersigned hereby affirms that this document,
including any exhibits, submitted for recording does
not contain the personal information of any person
or persons (pursuant to NRS 239B.030)

GRANT, BARGAIN, SALE DEED

This GRANT, BARGAIN, SALE DEED is made effective as of the 5th day of May, 2023, by **Butler Holdings, LLC**, a dissolved Nevada limited liability company ("Grantor"), to **Katharine A. Butler**, Trustee of the Butler Family Survivor's Trust ("Grantee").

WITNESSETH

WHEREAS, Grantee is the sole member of Grantor, a dissolved Nevada limited liability company.

WHEREAS, Grantor, through its former manager acting as trustee of the dissolved company pursuant to the provisions of NRS 86.541(2) in order to dispose of and convey its property and to distribute its property to its member, for and in consideration of the sum of TEN DOLLARS (\$10.00), lawful money of the United States of America, to it in hand paid by Grantee, receipt of which hereby is acknowledged, does by these presents grant, bargain, and sell unto Grantee, and to its successors and assigns, forever, that certain land situate in the County of Lincoln, State of Nevada, commonly known as 21060 Pinion Pine Road, Pioche, Nevada, and more particularly described on **Exhibit A**, attached hereto.

TO HAVE AND TO HOLD the same, together with all and singular the tenements, hereditaments, appurtenances, and privileges thereunto belonging or in anywise thereunto appertaining, and all the estate, right, title, interest, and claim whatsoever of the Grantor, either in law or equity to the only proper use, benefit and behalf of the Grantee and its assigns forever.

IN WITNESS WHEREOF, Grantor has executed this Grant, Bargain, Sale Deed to be effective as of the day and year first above written.

GRANTOR:

Butler Holdings, LLC
a dissolved Nevada limited liability company

By: Katharine A. Butler Trustee
Katharine A. Butler, Trustee

CERTIFICATE OF ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

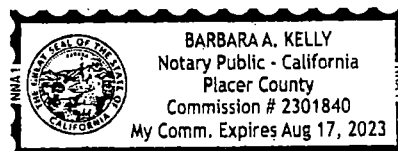
STATE OF CALIFORNIA)
COUNTY OF Placer) ss.

On 5.5, 2023, before me, Barbara A Kelly, Notary Public, (name of Notary Public) personally appeared Katharine A. Butler, who proved to me on the basis of satisfactory evidence to be the persons whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her authorized capacity, and that by her signature on the instrument, the person, or the entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Barbara A Kelly



(Seal)

EXHIBIT A
Legal Description

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

All of the East One-Half (E-1/2) of U.S. Government Lot Numbered Three (3) in Section 2, Township 4 North, Range 67 East, M.D.B.&M. and more particularly described as follows:

Beginning at the Northeast corner of said Lot 3, running thence South 736.89 feet, to the Southeast corner thereof, thence West 660 feet, thence North 737.46 feet to the North boundary of said Lot 3, thence East along the said north boundary of said Lot 3 a distance of 660 feet to the place of beginning.

[Pursuant to NRS 111.312(6), the basis for the foregoing legal description is that certain "Grant, Bargain and Sale Deed" dated July 8, 1998, recorded in Book 136, page 16, of the Official Records of Lincoln County, Nevada]

APN: 006-041-06

STATE OF NEVADA DECLARATION OF VALUE

1. Assessor Parcel Number (s)

- a) 006-041-06
- 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 |
| i) <input type="checkbox"/> | Other | | |

FOR RECORDERS OPTIONAL USE ONLY
Notes: <u>TRUST ON FILE KC</u>

3. Total Value/Sales Price of Property:

	<u>\$ 0.00</u>
Deed in Lieu of Foreclosure Only (value of property)	<u>\$ 0.00</u>
Transfer Tax Value:	<u>\$ 0.00</u>
Real Property Transfer Tax Due:	<u>\$ 0.00</u>

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 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 Katharine A. Butler Capacity Seller / Buyer
 Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION

BUYER (GRANTEE) INFORMATION

(REQUIRED)
 Print Name: Butler Holdings, LLC
 Address: 3513 Eastlake Dr
 City: West Richland
 State: WA Zip: 99353

(REQUIRED)
 Print Name: Katharine A. Butler c/o Katharine Butler Rapacz
 Address: 3513 Eastlake Dr
 City: West Richland
 State: WA Zip: 99353

COMPANY/PERSON REQUESTING RECORDING

(REQUIRED IF NOT THE SELLER OR BUYER)
 Print Name: Shay L. Wells, Esq. - Woodburn and Wedge Escrow # _____
 Address: 6100 Neil Road, Suite 500 (or P.O. Box 2311, Reno, NV 89505)
 City: Reno State: NV Zip: 89511