

A.P.N.: 001-192-02
File No: 119-2662552 (SC)
R.P.T.T.: \$280.80

LINCOLN COUNTY, NV
\$317.80
RPTT:\$280.80 Rec:\$37.00
FIRST AMERICAN TITLE INSURANCE COMPANY
OFFICIAL RECORD
AMY ELMER, RECORDER

2023-164674

05/23/2023 04:49 PM

PLAT 4 AK

When Recorded Mail To: Mail Tax Statements To:
Duaine Cowley
PO Box 510
Pioche, NV 89043

Signed in Counterpart

GRANT, BARGAIN and SALE DEED

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

Patricia Franks Crockett and Mary Joan Franks as Trustees of The Juanita Patricia Franks Trust

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

Duaine Cowley, a married man as his sole and separate property

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

PARCEL 1B OF SUBSEQUENT PARCEL MAP RECORDED IN PLAT BOOK B, PAGE 432, FILE NO. 118169 ON MAY 20, 2002, IN THE OFFICIAL RECORDS OF THE RECORDER FOR LINCOLN COUNTY, 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.

The Juanita Patricia Franks Trust

Patricia Franks Crockett
Patricia Franks Crockett, Trustee
Patricia

Signed in Counterpart

Mary Joan Franks, Trustee

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

This instrument was acknowledged before me on _____ by
Patricia Franks Crockett and Mary Joan Franks as Trustees of The Juanita Patricia Franks Trust.

See attached
Notary Public
(My commission expires: _____)

This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed under Escrow No. 119-2662552.

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 San Francisco

On 5 - 19 - 2023 before me, E. FESTA, NOTARY PUBLIC
(insert name and title of the officer)

personally appeared Patricia Franks Crockett, Trustee of the Juanita Patricia Franks Trust
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

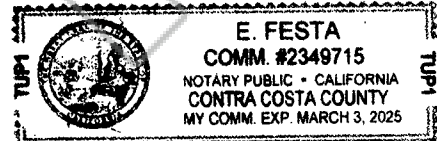
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____



(Seal)



E. Festa

#2349715
03/03/2025

The Juanita Patricia Franks Trust
Signed in Counterpart

Patricia Franks Crockett, Trustee

Mary Joan Franks
Mary Joan Franks, Trustee

Mary Joan Franks

STATE OF WASHINGTON ^{TLJ}
~~NEVADA~~)
COUNTY OF SNOHOMISH : ss.
CLARK ^{TLJ})

This instrument was acknowledged before me on MAY 19, 2023 by
~~Patricia Franks Crockett and Mary Joan Franks~~ as Trustees of The Juanita Patricia
Franks Trust.

Tracie L. Jones
Notary Public
(My commission expires: 08-14-2024)

This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed under Escrow
No. 119-2662552.



Tracie L. Jones
20109459

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
a) 001-192-02
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: \$72,000.00
b) Deed in Lieu of Foreclosure Only (value of property) (\$ _____)
c) Transfer Tax Value: \$72,000.00
d) Real Property Transfer Tax Due \$280.80

4. **If Exemption Claimed:**

- a. Transfer Tax Exemption, per 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: _____
Signature: _____

Capacity: Agent
Capacity: _____

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

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

Patricia Franks Crockett and Mary
Joan Franks as Trustees of The
Print Name: Juanita Patricia Franks Trust
Address: 15 Skybird Court
City: Las Vegas
State: NV Zip: 89135

Print Name: Duaine Cowley
Address: PO Box 510
City: Pioche
State: NV Zip: 89043

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

First American Title Insurance
Print Name: Company
Address 7674 W Lake Mead Blvd, Ste 108
City: Las Vegas

File Number: 119-2662552 SC/ SC
State: NV Zip: 89128

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