

After recording, please return to:

Name: Ronald Garrison)

Address: P.O. Box 719)

City, State, Zip: Pioche, NV, 89043)

Phone: 702-452-0308)

Assessor's
Parcel Number 06-271-25)



OFFICIAL RECORD
AMY ELMER, RECORDER

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GRANT, BARGAIN AND SALE DEED

THIS INDENTURE WITNESSETH:

That Werner K. Hellmer and Lisa Marie Hellmer, husband and wife as joint tenants, in consideration of FIFTY-FIVE THOUSAND DOLLARS (\$55,000.00), the receipt of which is hereby acknowledged, do(es) hereby grant, bargain, sell and convey to Ronald Garrison, a single man and Deana Zelenik, a single woman as joint tenants, all that real property situated in the County of Lincoln, State of Nevada, more particularly described as follows:

VACANT LAND - SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

- SUBJECT TO:
1. Taxes for the fiscal year of 2024 and following.
 2. Rights of way, reservations, restrictions, easements and conditions of record.

TOGETHER WITH all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

WITNESS 2 hand(s) this 26th day of May, 2023.

Signature of Grantor

Signature of Grantor

STATE OF NEVADA)
COUNTY OF NYE)

This instrument was acknowledged before me on
This 26th day of May, 2023 by
Werner K. Hellmer and
Lisa Marie Hellmer

NOTARY PUBLIC

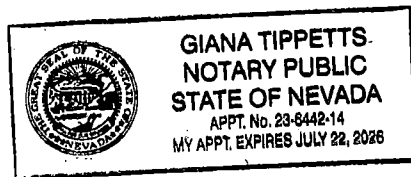


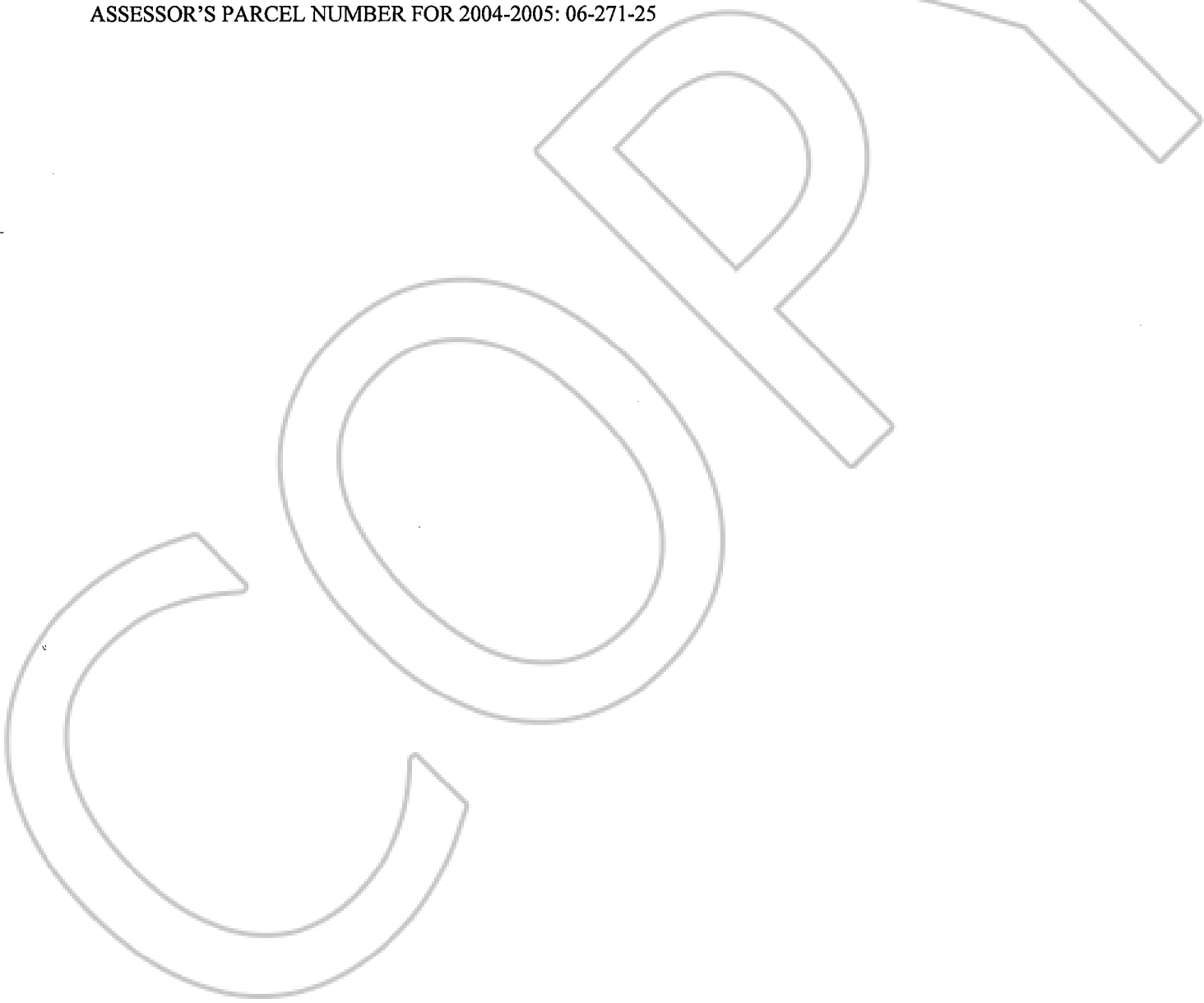
EXHIBIT "A"
LEGAL DESCRIPTION

A portion of the Southwest Quarter (SW1/4) of the Northwest Quarter (NW 1/4) of Section 11, Township 1 North, Range 69 East, M.D.B.&M., more particularly described as follows:

Parcel 2 of that certain Parcel Map recorded April 29, 1997 in the Office of the County Recorder of Lincoln County Nevada in Book B of Plats, page 33 as file No. 108853, Lincoln County, Nevada records, and as amended by those certain Parcel Maps recorded July 19, 1999, in Book B of Plats, page 233 as File No. 113094 and recorded August 5, 1999, in Book B of Plats, page 240 as File No. 113160, Lincoln County, Nevada records.

Together with an easement for ingress and egress and Public Utility purposes across, over and upon Parcel 4 as delineated and granted in the above referenced Parcel Map.

ASSESSOR'S PARCEL NUMBER FOR 2004-2005: 06-271-25



**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)

- a) 06-271-25
- 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 | |

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Book: _____	Page: _____
Date of Recording: _____	
Notes: _____	

3. Total Value/Sales Price of Property

\$ 55,000.00

Deed in Lieu of Foreclosure Only (value of property)

(_____)

Transfer Tax Value:

\$ _____

Real Property Transfer Tax Due

\$ 214.50

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 [Handwritten Signature] Capacity Grantor

Signature Ronald L. Garrison Capacity Grantee

SELLER (GRANTOR) INFORMATION

BUYER (GRANTEE) INFORMATION

(REQUIRED) Lisa Marie Hellmer
 Print Name: Werner K. Hellmer
 Address: 6601 Hafen Ranch Rd
 City: Pahrump
 State: NV Zip: 89061

(REQUIRED) Deanna Zelemik
 Print Name: Ronald Garrison
 Address: PO Box 719
 City: Pioche
 State: Nv, Zip: 89043

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

Print Name: _____ Escrow #: _____
 Address: _____
 City: _____ State: _____ Zip: _____