

A.P.N.: 001-046-10  
File No: 107-2665110 (TV)  
R.P.T.T.: \$702.00

LINCOLN COUNTY, NV **2023-165457**  
\$739.00  
RPTT:\$702.00 Rec:\$37.00 **07/17/2023 03:08 PM**  
FIRST AMERICAN TITLE INSURANCE COMPANY  
OFFICIAL RECORD  
AMY ELMER, RECORDER

When Recorded Mail To: Mail Tax Statements To:  
Harold E Carpenter and Anne Richardson-Carpenter  
144 Lilith Avenue  
Pioche, NV 89043

***GRANT, BARGAIN and SALE DEED***

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

John R Linerode, Sr., a married man as his sole and separate property

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

Harold E Carpenter and Anne Richardson-Carpenter, husband and wife as joint tenants

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

**THE NORTH HALF (N 1/2) OF LOT 19 OF THE HENRY LEE'S SUBDIVISION IN THE TOWN OF PIOCHE, LINCOLN COUNTY, NEVADA AS PLATTED AND DESCRIBED ON THE OFFICIAL PLAT OF SAID SUBDIVISION RECORDED DECEMBER 18, 1908 IN THE OFFICE OF THE COUNTY RECORDER OF LINCOLN COUNTY, NEVADA, IN BOOK A OF PLATS, PAGE 33 AS FILE NO. 16373, LINCOLN COUNTY, NEVADA RECORDS.**

*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.



**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 001-046-10
- 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: \$180,000.00
- b) Deed in Lieu of Foreclosure Only (value of property) ( \$ \_\_\_\_\_ )
- c) Transfer Tax Value: \$180,000.00
- d) Real Property Transfer Tax Due \$702.00

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: John R. Linerode Capacity: Grantor  
Signature: \_\_\_\_\_ Capacity: \_\_\_\_\_

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

Print Name: John R. Linerode, Sr.  
Address: HC 74 Box 114  
City: Pioche  
State: NV Zip: 89043

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

Print Name: Harold E Carpenter and Anne Richardson  
Address: 144 Lilith Avenue  
City: Pioche  
State: NV Zip: 89043

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

Print Name: First American Title Insurance Company File Number: 107-2665110 TV/ TV  
Address: 9139 Russell Road, Ste 100  
City: Las Vegas State: NV Zip: 89148

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