

LINCOLN COUNTY, NV **2023-165811**  
RPTT:\$1365.00 Rec:\$37.00  
Total:\$1,402.00 **07/31/2023 04:29 PM**  
COW COUNTY TITLE CO Pgs=4 KC

<b>A.P.N. No.:</b>	002-192-06
<b>R.P.T.T.</b>	\$1,365.00
<b>Escrow No.:</b>	86266
<b>Recording Requested By:</b>	
Cow County Title Co.	
<b>Mail Tax Statements To:</b>	<i>Same as below</i>
<b>When Recorded Mail To:</b>	
CODY KNOTT	
P.O Box 333	
Caliente, NV 89008	



OFFICIAL RECORD  
AMY ELMER, RECORDER

### GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That **TALEN C TIBBITTS and TONYA M TIBBITTS, as husband and wife** for valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to **CODY KNOTT, a single man**, 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 Lot 1 in Block 54 in the TOWN OF PANACA, as shown on the Official Map thereof more particularly described as follows:

Beginning at a point 120.75 feet South of the Northwest corner of said Lot Numbered One (1), running thence East 143.25 feet; thence running South 120.75 feet; thence running West 143.25 feet; thence running North 120.75 feet to the Point of Beginning.

The above legal description is a metes and bounds description and was obtained from a Quitclaim Deed, recorded September 18, 2020 as File No. 2020-158970 Lincoln County, Nevada records.

This additional information required by NRS 111.312 and NRS 239B.030.

ASSESSOR'S PARCEL NUMBER FOR 2023 - 2024: 002-192-06

**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.

Dated: July 26, 2023

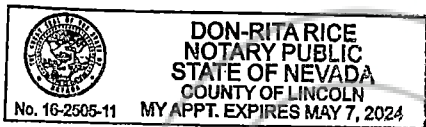
Talen C. Tibbitts  
TALEN C TIBBITTS

Tonya M Tibbitts  
TONYA M TIBBITTS

State of Nevada )  
County of Lincoln ) ss.

This instrument was acknowledged before me on the 26<sup>th</sup> day of July 2023 By:  
TALEN C TIBBITTS and TONYA M TIBBITTS

Signature: Donita Rice  
Notary Public  
Expiration Date: 5/7/2024



**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)

- a) 002-192-06
- 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 RECORDER'S OPTIONAL USE ONLY	
Book: _____	Page: _____
Date of Recording: _____	
Notes: _____	

3. Total Value/Sale Price of Property

\$350,000.00

Deed in Lieu of Foreclosure Only (value of Property) ( \_\_\_\_\_ )

Transfer Tax Value: \_\_\_\_\_ \$350,000.00

Real Property Transfer Tax Due: \_\_\_\_\_ \$1,365.00

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 Talen C. Tibbitts Capacity Grantor  
TALEN C TIBBITTS

Signature \_\_\_\_\_ Capacity Grantee  
CODY KNOTT

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

Print Name: TALEN C TIBBITTS and TONYA M TIBBITTS  
Address: P.O Box 568  
City: Panaca  
State: NV Zip: 89042

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

Print Name: CODY KNOTT  
Address: P.O Box 333  
City: Caliente  
State: NV Zip: 89008

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

Print Name: Cow County Title Co. Escrow #: 86266  
Address: P.O. Box 518, 328 Main Street  
City: Pioche State: NV Zip: 89043

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Signature \_\_\_\_\_ Capacity Grantor  
TALEN C TIBBITTS

Signature Cody Knott Capacity Grantee  
CODY KNOTT

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**AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED**