A.P.N. No.: 002-192-06
R.P.T.T. \$1,365.00
Escrow No.: 86266
Recording Requested By:

Cow County Title Co.

Mail Tax Statements To: Same as below
When Recorded Mail To:

CODY KNOTT
P.O Box 333
Caliente, NV 89008

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



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

Tulen C. Tulkeller TALEN C TIBBITTS	TONYA MTIBBITTS / MANUAL
State of Newada) ss. County of Sucada) This instrument was acknowledged before me on TALEN C TIBBITTS and TONYA M TIBBITTS	the Holy 3023 By:
Signature: Mila Mile Notary Public Expiration Date: 5/7/2025	
DON-RITA RICE NOTARY PUBLIC STATE OF NEVADA COUNTY OF LINCOLN No. 16-2505-11 MY APPT. EXPIRES MAY 7, 2024	

STATE OF NEVADA DECLARATION OF VALUE FORM

		or Parcel Number	r(s)					()
	a) <u>002-</u>	192-06			_		,	\ \
	b)				_			\ \
	c)				<u>.</u>			\ \
	d)				_			\ \
		Property:				1		
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		_	h) 📙	Mobile Home	Notes.	The state of the s		
	i) 🔲	Other		<u>-</u>				
3	Total Va	alue/Sale Price of	Proper	tv /			\	\$350,000.00
				ly (value of Prope	rtv) (_	_	Ψοσο,σσο.σσ
		r Tax Value:		, (×			\$350,000.00
	Real Pr	operty Transfer T	ax Due		1			\$1,365.00
<u>4.</u>	If Exem	ption Claimed:		/			7	
		•	•	NRS 375.090, Se	ction			
	b. Exp	lain Reason for E	Exempti	on:	1	V		
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5.				g transferred: 100		_%		
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				ermore, the parties				
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				Pursuant to NRS				
joir	ntly and	severally liable fo	or any a	dditional amount	owed.			
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Sig	nature	TALEN C TIBBIT	TO	GR. 1119	//	Capacity	Grantor	
	-	IALEN C HIDDH	13 %		/ /			
1			No.					
Sig	nature ·		The Real Property lies		- /	Capacity	Grantee	
	i	CODY KNOTT						
SELLER (GRANTOR) INFORMATION			BUY	ER (GRAI	NTEE) INF	ORMATION		
		(REQUI	RED)				EQUIRED)	
Pri	nt Name		BITTS	and TONYA M	Print Name:			
٧.		TIBBITTS			Address:	P.O Box		
- 7	dress:	P.O Box 568	-	/	City:	Caliente	_	
Cit	796	Panaca	Zini C	20040	State: <u>NV</u>		Zip:	89008
Sie	ite: NV		Zip: 8	39042	•			
CO	MPANY	//PERSON REQL	JESTIN	G RECORDING	required if r	not seller	or buver)	
	nt Name				Escrow #:	86266	J v. J	
Ad	dress:	P.O. Box 518,			•			
Cit	y:	Pioche			State: NV		Zip:	89043

STATE OF NEVADA DECLARATION OF VALUE FORM

Assessor F	Parcel Numbe	r(s)	t .						
a) 002-192			1						\ \
b)									\ \
c)							•		\ \
d)									\ \
2. Type of Pr	operty:								
2. Type of P1 a) □ Va		b) 🗷	Single Fam. Res.	FOR RECO	ORI	DER'S	OPTIO	NAL	USE ONLY
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,	t.Bldg	·, —	Mobile Home	Notes:				Name and Address of the Owner, where	
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i) ☐ Otl	ner						V		
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3. lotal value	e/Sale Price o	sure Or	nly (value of Proper	tv) (1	1)
Transfer T	av Value.	3u.C O.	ny (valao or cropo.	7					\$350,000.00
	erty Transfer	Tax Due	e:	The same of the sa					\$1,365.00
4. If Exempti				-		7	-/-		
a Transi	er Tax Exemp	tion pe	r NRS 375.090, Se	ction			/		
h Explai	n Reason for	Exemp	tion:		V		<u> </u>		
•		-							
5. Partial Into	erest Percenta	age bei	ng transferred: 100		%				
The unde	reigned declar	ree and	Lacknowledges un	der penalty	of p	erjury, p	pursua	nt to	
NIDO 275 AGO	and NDS 27	5 11N 1	hat the information	provided is	COL	rect to t	ine bes	st Of t	neir
information a	nd belief, and	can be	supported by docu	imentation in	1 CS	illea upa	on of a	un ej	ninate the
information p	rovided hereir	n. Furth	ermore, the parties	agree man	uisa ult ii	n a nen	alty of	10%	of the tax
exemption, o	r other determ	nnation	of additional tax di Pursuant to NRS	275 030 the	uit ii e Ri	uver an	d Selle	r sha	ll be
due plus inte	rest at 1% per	for any	additional amount	owed	.	ayor am	u 000		
jointly and se	verally liable	ioi aily	additional amount	J., J					
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Signature	/ /	1			Ca	pacity	Grant	or	
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Signature <u>(</u>	LOYCO	10			Ca	pacity	Grant	<u>ee</u>	
C	ODY KNOTT								
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Print Name	TALEN C TI	BBITTS	and TONYA M	Print Name	e: (·
Time realise.	TIBBITTS			Address:	Ī	P.O Box	333		
Address:	P.O Box 568		7	City:	(Caliente			
City:	Panaca	/	/	_State: <u>NV</u>				Zip:	89008
State: NV		Zip:	89042	_					
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			ING RECORDING	(required if	<u>no</u>	<u>t seller</u>	or bu	<u>/er)</u>	
	Cow County	Title C	0.	_ Escrow #:	3	86266			
Address:	P.O. Box 51	8, 328 l	Main Street	- State: NIV		:		Zip:	89043
City:	Pioche			State: NV			'	- ιρ.	