LINCOLN COUNTY, NV

\$37.00

2023-165826

RPTT:\$0.00 Rec:\$37.00

08/03/2023 11:58 AM

KURT A. JOHNSON, ESQ., P.C.

Pgs=2 AK

OFFICIAL RECORD

AMY ELMER, RECORDER

E07

APN: 002-152-14

MAIL TAX STATEMENTS TO:

FLORENCE HANSEN PROPERTIES, LLC Series – 2

PO Box 126

Milford, UT 84751

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That MARIA FLORENCE HANSEN, Trustee of the SURVIVOR'S TRUST OF THE FLORENCE FAMILY TRUST, dated May 1, 1997, for good and other valuable consideration, does hereby Grant, Bargain, Sell and Convey to FLORENCE HANSEN PROPERTIES, LLC Series - 2, a Utah Series Limited Liability Company, all of her right, title and interest in that real property situated in the Lincoln County, State of Nevada, bounded and described as follows:

See attached Exhibit "A" for legal description.

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in any wise appertaining.

Witness her hand this 1st day of June, 2023.

SURVIVOR'S TRUST OF THE FLORENCE FAMILY TRUST	
BY: Mana Horence Hanson	
MARIA FLORENCE HANSEN, Trustee	
STATE OF (MAH)	
COUNTY OF BEAUER) SS.	
On June 1, 2023, personally appeared before me MARIA FLORENCE HATTustee of the SURVIVOR'S TRUST OF THE FLORENCE FAMILY TRUST, dated	
1997, the signer of the foregoing WARRANTY DEED, who duly acknowledged to me	
evecuted the same	uiai siie

Notary Public



Escrow No: 18239

EXHIBIT "A"Legal Description

A parcel of land located within Lot 4, Block 35 of PANACA TOWN PLAT, being in Section 9, Township 2 South, Range 68 East of the Mount Diablo Base and Meridian, Lincoln County, Nevada, more particularly described as follows:

The Southwest One-Fourth (SW1/4) of Lot Four (4) in Block 35 of the PANACA TOWN PLAT as shown by map thereof on file in Book "O" of Maps, Page 583 of Official Records in the office of the County Recorder, Lincoln County, Nevada.



STATE OF NEVADA DECLARATION OF VALUE 1. Assessor Parcel Number(s) a. 002-152-14 2. Type of Property: FOR RECORDERS OPTIONAL USE b. Single Fam. Res. a. Vacant Land d. 2-4 Plex c. Condo/Twnhse Book Page: f. Comm'l/Ind'l Date of e. Apt. Bldg Notes: Trust on file - AK g. Agricultural h. Mobile Home Other 3.a. Total Value/Sales Price of Property b. Deed in Lieu of Foreclosure Only (value of (c. Transfer Tax Value: d. Real Property Transfer Tax Due 4. If Exemption Claimed: a. Transfer Tax Exemption per NRS 375.090, Section 07 Transfer without consideration to or from a trust. b. Explain Reason for 5. Partial Interest: Percentage being 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. Kent a Capacity: Attorney SELLER (GRANTOR) INFORMATION **BUYER (GRANTEE) INFORMATION** (REQUIRED) (REQUIRED) SURVIVOR'S TRUST OF THE Print FLORENCE FAMILY TRUST, FLORENCE HANSEN dated May 1, 1997 Print Name: PROPERTIES, LLC Series - 2 Name: Address: PO Box 126 Address: PO Box 126 Milford City: Milford City: State: UT Zip: 84751 State: UT Zip: 84751 COMPANY/PERSON REQUESTING RECORDING (Required if not seller or buyer) Print Kurt A. Johnson, Esq. P.C. Escrow # Address: 1079 East Riverside Drive, Ste. 201 Zip:84790 City: St. George State: UT

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED