

A.P.N.: 002-142-01  
File No: 107-2667037 (TV)  
R.P.T.T.: \$331.50

LINCOLN COUNTY, NV **2023-165847**  
\$368.50  
RPTT:\$331.50 Rec:\$37.00 **08/09/2023 01:57 PM**  
FIRST AMERICAN TITLE INSURANCE COMPANY  
**OFFICIAL RECORD**  
AMY ELMER, RECORDER

When Recorded Mail To: Mail Tax Statements To:  
Andrew Bleak and Jenny Bleak  
PO Box 565  
Panaca, NV 89042

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

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

Talma P. Edwards, Trustee of The Edwards 1987 Trust dated 2/5/87

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

Andrew Bleak and Jenny Bleak, husband and wife as joint tenants

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

**THAT PROPERTY COMMENCING AT THE NORTHWEST CORNER OF LOT ONE (1), BLOCK SIX (6), PANACA, NEVADA, THENCE RUNNING SOUTH 157 FEET; THENCE RUNNING EAST 528 FEET; THENCE RUNNING NORTH 137 FEET; THENCE RUNNING WEST 100 FEET; THENCE RUNNING SOUTH 65 FEET; THENCE RUNNING WEST 164 FEET; THENCE RUNNING NORTH 125 FEET; THENCE RUNNING WEST 253 FEET TO THE TRUE POINT OF THE BEGINNING.**

**NOTE: THE ABOVE METES AND BOUNDS DESCRIPTION APPEARED PREVIOUSLY IN THAT CERTAIN DOCUMENT RECORDED APRIL 30, 1981, IN BOOK 44, PAGE 150 AS DOCUMENT NO. 72246 OF OFFICIAL 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.

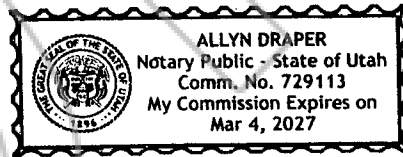
The Edwards 1987 Trust dated 2/5/87

Talma P. Edwards, Trustee  
Talma P. Edwards, Trustee

STATE OF Utah )  
                                  ) : SS.  
COUNTY OF Davis )

This instrument was acknowledged before me on 7 August 2023 by  
Talma P Edwards

Allyn Draper  
Notary Public  
(My commission expires: 03-04-2027)



This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed under Escrow  
No. 107-2667037.

**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)  
 a) 002-142-01  
 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: \$85,000.00  
 b) Deed in Lieu of Foreclosure Only (value of property) ( \$ \_\_\_\_\_ )  
 c) Transfer Tax Value: \$85,000.00  
 d) Real Property Transfer Tax Due \$331.50

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: X Talma P. Edwards Capacity: Grantor  
 Signature: Trustee Capacity: \_\_\_\_\_

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

Print Name: Talma P. Edwards, Trustee of The Edwards 1987 Trust dated 2/5/87  
 Address: 4100 Washington Loop  
 City: Rioya  
 State: ID Zip: 83442

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

Print Name: Andrew Bleak and Jenny Bleak  
 Address: PO Box 515  
 City: Panaca  
 State: NV Zip: 89042

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

Print Name: Company File Number: 107-2667037 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)