

LINCOLN COUNTY, NV

2023-165850

\$37.00

RPTT:\$0.00 Rec:\$37.00

08/10/2023 11:30 AM

UDEED, LLC

Pgs=3 AK

OFFICIAL RECORD

AMY ELMER, RECORDER

E07

APN: 005-231-27

R.P.T.T.: \$0.00

Exempt: (7)

Recording Requested By:

uDeed, LLC
1349 Galleria Drive, Suite 100
Henderson, NV 89014-8624

After Recording Mail To:

uDeed, LLC - 108467A
1349 Galleria Drive, Suite 100
Henderson, NV 89014-8624

Send Subsequent Tax Bills To:

Jerry H. Leming, et al
2864 Hickory Way
St. George, UT 84790

GRANT, BARGAIN, AND SALE DEED

TITLE OF DOCUMENT

THIS INDENTURE WITNESSETH THAT, **Jerry H. Leming and Janet A. Leming, Trustees of The Jerry H. Leming and Janet A. Leming Family Trust, dated November 9, 2005**, FOR GOOD AND VALUABLE CONSIDERATION, the receipt of which is hereby acknowledged, does hereby GRANT, BARGAIN, SELL, AND CONVEY, to **JERRY H. LEMING and JANET A. LEMING, husband and wife**, whose address is 2864 Hickory Way, St. George, Utah 84790,

ALL that real property situated in the County of **Lincoln**, State of **Nevada**, bounded and described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

MORE commonly known as: **1011 Meadow Lane
Pioche, Nevada 89043**

Subject To: Restrictions, Conditions, Covenants, Rights, Rights of Way, and Easements now of record, if any.

TOGETHER with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

WITNESS my/our hands, this 21st day of July, 2023

The Jerry H. Leming and Janet A. Leming Family Trust, dated November 9, 2005

Jerry H. Leming
Jerry H. Leming, Trustee

Jerry H. Leming, Trustee

Janet A. Leming
Janet A. Leming, Trustee

Janet A. Leming, Trustee

STATE OF Utah)

ss

COUNTY OF Washington)

This instrument was acknowledged before me, this 21st day of July, 2023 by **Jerry H. Leming, Trustee and Janet A. Leming, Trustee.**

NOTARY STAMP/SEAL

Mary Boyle
Notary Public

Title and Rank

My Commission Expires: December 15, 2026

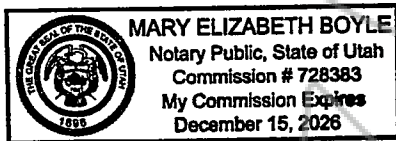


EXHIBIT "A"
LEGAL DESCRIPTION

ALL THAT REAL PROPERTY SITUATED IN THE COUNTY OF LINCOLN, STATE OF NEVADA, BOUNDED AND DESCRIBED AS FOLLOWS:

A PARCEL OF LAND ALSO KNOWN AS THE E ½ OF THE NE ¼ OF THE SE ¼ OF THE SW ¼ OF SECTION 34, TOWNSHIP 5 NORTH, RANGE 67 EAST, MOUNT DIABLO BASE AND MERIDIAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THIS PARCEL, FROM WHICH THE SOUTH ¼ CORNER OF SAID SECTION 34 BEARS S 0° 04' 26" W A DISTANCE OF 655.02 FEET; THENCE S 89° 35' 18" W A DISTANCE OF 330.00 FEET MORE OR LESS, TO THE SOUTHWEST CORNER; THENCE N 0° 04' 27" E A DISTANCE OF 666.00 FEET MORE OR LESS TO THE NORTHWEST CORNER; THENCE N 89° 41' 07" E A DISTANCE OF 330.00 FEET MORE OR LESS, TO THE NORTHEAST CORNER; THENCE S 0° 04' 27" W A DISTANCE OF 664.46 FEET MORE OR LESS TO THE POINT OF BEGINNING. SAID PARCEL CONTAINS 5.0 ACRES, MORE OR LESS.

Per NRS 111.312 – The Legal Description appeared previously in **Grant, Bargain, Sale Deed**, recorded on **January 23, 2006**, as Book **211**, Page **235**, Document No. **2006-125824** in Lincoln County Records, Lincoln County, Nevada.

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a) 005-231-27
 b) _____
 c) _____
 d) _____

2. Type of Property:
 a) ___ Vacant Land b) Single Fam. Res.
 c) ___ Condo/Townhouse d) ___ 2-4 Plex
 e) ___ Apt. Bldg f) ___ Comm'l/Ind'l
 g) ___ Agricultural h) ___ Mobile Home
 ___ Other: _____

FOR RECORDER'S OPTIONAL USE ONLY
 Document/Instrument #: _____
 Book: _____ Page: _____
 Date of Recording: _____
 Notes: Trust on File - AK

3. a. Total Value /Sales Price of Property: \$ 0.00
 b. Deed in Lieu of Foreclosure Only (value of property) (N/A)
 c. Transfer Tax Value: \$ 0.00
 d. Real Property Transfer Tax Due: \$ 0.00

4. **If Exemption Claimed:**
 a. Transfer Tax Exemption per NRS 375.090, Section 7
 b. Explain Reason for Exemption: Transfer without consideration from a trust.

5. Partial Interest: Percentage being transferred: ~~N/A~~ % 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: *Jerry H. Leming and Janet A. Leming* Capacity: Grantor
 Signature: _____ Capacity: _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: **The Jerry H. Leming and Janet A. Leming Family Trust**
 Address: **2864 Hickory Way**
 City: **St. George**
 State: **Utah** Zip: **84790**

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: **Jerry H. Leming and Janet A. Leming**
 Address: **2864 Hickory Way**
 City: **St. George**
 State: **Utah** Zip: **84790**

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

Print Name: **uDeed, LLC - 108467A** Escrow #: _____
 Address: **1349 Galleria Drive, Suite 100**
 City, State, Zip: **Henderson, NV 89014-8624**

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