

LINCOLN COUNTY, NV

2023-165851

\$37.00

RPTT:\$0.00 Rec:\$37.00

08/10/2023 11:30 AM

UDEED, LLC

Pgs=3 AK

OFFICIAL RECORD

AMY ELMER, RECORDER

E05

APN: 005-231-27

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

Exempt: (5)

Recording Requested By:

uDeed, LLC

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

After Recording Mail To:

uDeed, LLC – 108467B

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, husband and wife**, FOR GOOD AND VALUABLE CONSIDERATION, the receipt of which is hereby acknowledged, does hereby GRANT, BARGAIN, SELL, AND CONVEY, to **Joshua Thomas Leming, a single man and Jana Leming Mass, a married woman**, whose address is 865 Lyon Road, Awendaw, South Carolina 29429 (Joshua Thomas Leming) and 1840 West 1100 North, Unit 24, St. George, Utah 84770 (Jana Leming Mass),

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

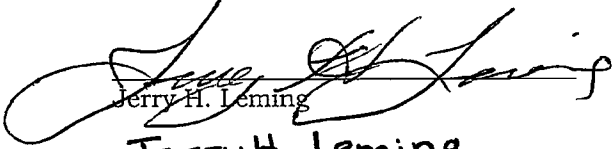
SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

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.


Jerry H. Leming

Jerry H. Leming
STATE OF Utah)

COUNTY OF Washington) ^{ss}


Janet A. Leming

Janet A. Leming

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

NOTARY STAMP/SEAL


Notary Public

Title and Rank
My Commission Expires: December 15, 2026

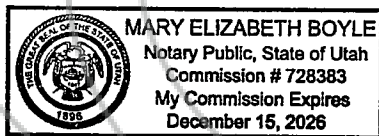


EXHIBIT "A"
LEGAL DESCRIPTION

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, and Sale Deed**, to be recorded concurrently herewith; AND **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: _____	

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 5
 b. Explain Reason for Exemption: Transfer of title for no consideration between parents and children. Jerry H. Leming and Janet A. Leming are the parents; Joshua Thomas Leming is their son and Jana Leming Mass is their daughter.

5. Partial Interest: Percentage being transferred: ~~N/A~~ % 100 %
 x

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: [Signature] Capacity: Grantor
 Signature: _____ Capacity: _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)

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

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: **Joshua Thomas Leming and Jana Leming Mass**
 Address: **865 Lyon Road (Joshua Leming)**
 City: **Awendaw**
 State: **South Carolina** Zip: **29429**

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

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

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