

LINCOLN COUNTY, NV **2023-166249**  
\$37.00  
RPTT:\$0.00 Rec:\$37.00 **11/20/2023 09:59 AM**  
BARNEY MCKENNA & OLMSTEAD, P.C Pgs=2 STARKC  
**OFFICIAL RECORD**  
AMY ELMER, RECORDER E07

WHEN RECORDED, MAIL TO:  
Adam K. Anderson, Esq.  
Barney McKenna & Olmstead, P.C.  
590 W. Mesquite Blvd., Suite 202A  
Mesquite, NV 89027

MAIL TAX STATEMENT TO:  
Boyd J. Wittwer & Penny A. Wittwer  
125 Shade Tree Lane, Unit A  
Mesquite, Nevada 89027

**APN: 013-100-12**

**GRANT, BARGAIN AND SALE DEED  
TRANSFER TAX EXEMPTION PER NRS 375.090, #7**

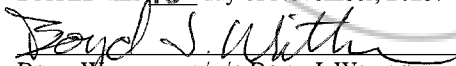
THIS INDENTURE WITNESSETH: That **Boyd Wittwer, a/k/a Boyd J. Wittwer and Penny Wittwer, a/k/a Penny A. Wittwer, husband and wife as joint tenants**, Grantor, in consideration of the sum of Ten dollars (\$10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, do hereby Grant, Bargain, Sell, Convey and Confirm to **“Boyd J. Wittwer and Penny A. Wittwer, trustees, or successor trustee(s) of the Wittwer Family Trust dated March 5, 2020”** as may be subsequently amended, whose address is 125 Shade Tree Lane, Unit A, Mesquite, Nevada 89027, Grantees, the following described tract of land in the County of Lincoln, State of Nevada, described as follows:

SEE ATTACHED EXHIBIT “A” LEGAL DESCRIPTION

SUBJECT TO: Covenants, Conditions, Reservations, Rights, Rights of Way, Easements and Encumbrances now of record.

TOGETHER with all tenements, hereditaments and appurtenances thereto belonging or appertaining.

DATED this 16 day of November, 2023.

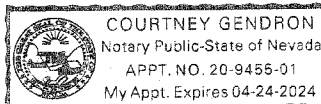
  
BOYD WITTWER, A/K/A BOYD J. WITTWER

  
PENNY WITTWER, A/K/A PENNY A. WITTWER

STATE OF NEVADA            )  
  ) ss  
COUNTY OF CLARK        )

On this 16 day of November, 2023, personally appeared before me, a Notary Public, BOYD WITTWER, A/K/A BOYD J. WITTWER and PENNY WITTWER, A/K/A PENNY A. WITTWER, personally known (or proved) to me to be the persons whose names are subscribed to the above instrument who acknowledged that they executed the instrument.

  
NOTARY PUBLIC



**EXHIBIT "A" LEGAL DESCRIPTION**

**PARCEL I:**

**PARCEL 1D OF THE SUBSEQUENT PARCEL MAP OF PLAT BOOK D, PAGE 11 FOR THE 1999 HAROLD E. WITTWER AND ANNITA WITTWER REVOCABLE TRUST RECORDED AUGUST 15, 2011 IN BOOK D AT PAGE 48 AS DOCUMENT NO. 138985, IN THE OFFICE OF THE COUNTY RECORDER OF LINCOLN COUNTY, NEVADA.**

**PARCEL II:**

**A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS AS SHOWN ON THE PARCEL MAP RECORDED AUGUST 15, 2011 IN BOOK D, PAGE 48 AS INSTRUMENT NO. 138985 IN THE OFFICE OF THE LINCOLN COUNTY RECORDER.**

**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)  
 a. 013-100-12  
 b. \_\_\_\_\_  
 c. \_\_\_\_\_  
 d. \_\_\_\_\_

2. Type of Property:
- |  |  |
|--|--|
| a. <input checked="" type="checkbox"/> Vacant Land | b. <input type="checkbox"/> Single Fam. Res. |
| c. <input type="checkbox"/> Condo/Twnhse           | d. <input type="checkbox"/> 2-4 Plex         |
| e. <input type="checkbox"/> Apt. Bldg              | f. <input type="checkbox"/> Comm'l/Ind'l     |
| g. <input type="checkbox"/> Agricultural           | h. <input type="checkbox"/> Mobile Home      |
| <input type="checkbox"/> Other                     |  |

<b>FOR RECORDERS OPTIONAL USE ONLY</b>	
Book _____	Page: _____
Date of Recording: _____	
Notes: _____	

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

**4. If Exemption Claimed:**

- a. Transfer Tax Exemption per NRS 375.090, Section 7  
 b. Explain Reason for Exemption: Transfer without consideration to or from a trust.

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 C. Beendon Capacity: Paralegal

Signature \_\_\_\_\_ Capacity: \_\_\_\_\_

**SELLER (GRANTOR) INFORMATION**

Boyd Wittwer, a/k/a Boyd J. Wittwer and Penny

Print Name: Wittwer, a/k/a Penny A. Witter, husband and wife as joint tenants  
Address: 125 Shade Tree Lane, Unit A  
City: Mesquite  
State: NV Zip: 89027

**BUYER (GRANTEE) INFORMATION**

Boyd J. Wittwer and Penny A. Wittwer, ttees, or succ.

Print Name: ttee(s) of the Wittwer Family Trust dtd Mar. 5, 2020  
Address: 125 Shade Tree Lane, Unit A  
City: Mesquite  
State: NV Zip: 89027

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

Print Name: Barney, McKenna & Olmstead PC Escrow # \_\_\_\_\_  
Address: 590 W Mesquite Blvd, Ste 202A  
City: Mesquite State: \_\_\_\_\_ Zip: \_\_\_\_\_