

LINCOLN COUNTY, NV

2023-166302

\$37.00

RPTT:\$0.00 Rec:\$37.00

11/29/2023 12:58 PM

TITLE DEEDS & NEEDS, LLC

Pgs=3 AE

OFFICIAL RECORD

AMY ELMER, RECORDER

E07

APN NO: 001-091-28

RECORDING REQUESTED BY:
Title Deeds & Needs, LLC

WHEN RECORDED MAIL TO AND
MAIL TAX STATEMENTS TO:

MARIE STEVER
P.O. BOX 50257
HENDERSON, NV 89016

Affix RPTT: \$ Exempt. 7
File No. 23-647

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH THAT: **Ralph R. Stever, Successor Trustee of the Keith Stever & Maryanna Stever Revocable Trust, Dated June 1, 2000, amended and restated November 9, 2022**

For valuable consideration, the receipt of which is hereby acknowledged, do hereby Grant, Bargain, Sell and convey to
Marie Stever, an unmarried woman

all that real property situated in the County of LINCOLN, State of Nevada, described as follows:

FOR LEGAL DESCRIPTION OF REAL PROPERTY, SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

TOGETHER WITH all and singular the tenements, hereditaments, and appurtenances thereunto belonging to in anywise appertaining.

SUBJECT TO:

1. General and special taxes for the current fiscal year.
2. Covenants, conditions, restrictions, rights of way, easements, and reservations of record.
3. Deed(s) of Trust of Record, if any.

GRANTOR'S SIGNATURE AND NOTARY ACKNOWLEDGEMENT ATTACHED AS PAGE 2 HEREOF.

WITNESSED this 29TH day of NOVEMBER 2023.

KEITH STEVER & MARYANNA STEVER REVOCABLE TRUST

Ralph R. Stever

RALPH R. STEVER, SUCCESSOR TRUSTEE

NOTARY ACKNOWLEDGMENT

ATTACHED TO:

Grant, Bargain, Sale Deed

STATE OF NEVADA) SS

COUNTY OF LINCOLN)

On 11-29-2023, before me, HANNAH LYTLE a Notary Public in and for said State, personally appeared:

RALPH R. STEVER, SUCCESSOR TRUSTEE

Who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

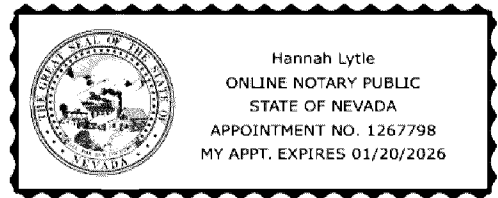
I certify under PENALTY OF PERJURY under the laws of the State that the foregoing paragraph is true and correct.

WITNESS my hand and official seal:

Hannah Lytle

Signature: _____
Signature of Officer

(NOTARY SEAL)



Notarized using audio-visual communication.

EXHIBIT "A"

A PORTION OF LAND SITUATE WITHIN SECTION 22, TOWNSHIP 1 NORTH, RANGE 67 EAST, MOUNT DIABLO MERIDAN, TOWN OF PIOCHE, COUNTY OF LINCOLN, NEVADA, USA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ALL OF PARCEL 2 AS SHOWN ON THAT CERTAIN MERGER AND REPARCEL MAP FOR KEITH AND MARYANNA STEVER REVOCABLE TRUST DATED JUNE 1, 2000, FILED IN THE LINCOLN COUNTY NEVADA RECORDERS OFFICE AS DOCUMENT NO. 129028, ALSO KNOWN AS BOOK C, PAGE 338 OF MAPS.

EXCEPTING THEREFROM THE FOLLOWING ADJUSTED LANDS: BEGINNING AT THE CORNER COMMON WITH SOUTHEAST PARCEL 3, AND NORTHEAST CORNER PARCEL 2, OF THE AFOREMENTIONED MERGER AND REPARCEL MAP; THENCE N66°20'52"W, 18.29 FEET TO AN ARTISAN 1.5" DIAMETER ALUMINUM MONUMENT STAMPED ARTISAN PLS 9677; THENCE N83°45'36"W, 72.54 FEET TO AN ARTISAN MONUMENT; THENCE N89°10'24"W, 38.20 FEET TO THE COMMON CORNER SOUTHWEST PARCEL 2, AND NORTHWEST PARCEL 1, OF THE AFOREMENTIONED MERGER AND REPARCEL MAP; THENCE CONCIDENT WITH SAID MAP THE FOLLOWING TWO (2) COURSES; N06°25'28"E, A DISTANCE OF 54.31 FEET; THENCE S60°02'06"E, A DISTANCE OF 139.78, TO THE POINT OF BEGINNING

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)

- a) 001-091-28
- 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
- Other _____

FOR RECORDER'S OPTIONAL USE ONLY

TRUST ON FILE. AE

- 3. a) Total Value/Sales Price of Property \$ 0.00
- b) Deed in Lieu of Foreclosure Only (value of property) ()
- 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: Transferring out of trust without consideration.
- c.

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: Ralph R. Stever Capacity: GRANTOR

Signature: _____ Capacity: _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: Keith Stever & Maryanna Stever Revocable Trust
Address: P.O. Box 50257
City: Henderson
State: NV Zip: 89016

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Marie Stever
Address: P.O. Box 50257
City: Henderson
State: NV Zip: 89016

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

Print Name: **Title Deeds & Needs, LLC**
Address: **8565 S. Eastern Avenue, Suite 150**
City, State & Zip: **Las Vegas, NV 89123**

File No. 23-647

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED