

LINCOLN COUNTY, NV

2023-166311

\$37.00

RPTT:\$0.00 Rec:\$37.00

11/30/2023 04:35 PM

FIDELITY NATIONAL TITLE - LAS VEGAS

Pgs=5 KC

OFFICIAL RECORD

AMY ELMER, RECORDER

E07

APN: 003-071-05 and 003-071-04

Escrow No.: 234995-001-TDS

**WHEN RECORDED MAIL TO and MAIL
TAX STATEMENTS TO:**

Troy A. Weatherly and Susan J. Weatherly
4995 North Dapple Gray Road
Las Vegas, NV 89149

SPACE ABOVE THIS LINE FOR RECORDER'S USE

GRANT, BARGAIN, SALE DEED

R.P.T.T Exemption 7

THIS INDENTURE WITNESSETH: That

**Troy A. Weatherly and Susan J. Weatherly and Troy A. Weatherly and Susan J.
Weatherly, Trustee of The Weatherly Family Trust April 2, 2015**

FOR A VALUABLE CONSIDERATION, the receipt of which is hereby acknowledged,
do(es) hereby Grant, Bargain, Sell and Convey to

Troy A. Weatherly and Susan J. Weatherly, Husband and Wife as Joint Tenants

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

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

Subject to:

1. Taxes for the fiscal year;
2. Rights of Way, reservations, restrictions, easements, and conditions of record.

Together with all tenements, hereditaments and appurtenances, including easements and
water rights, if any, thereto belonging or appertaining, and any revisions, remainders,
rents, issues or profits thereof.

SIGNATURE AND NOTARY ACKNOWLEDGMENT FOR
GRANT BARGAIN SALE DEED

Dated: 11/20/23

[Signature]
Troy A. Weatherly

Signed in Counterpart

Susan J. Weatherly
Family

The Weatherly Family Trust Dated April 2, 2015

BY: [Signature]
Troy A. Weatherly, Trustee TROY A. WEATHERLY

BY: Signed in Counterpart
Susan J. Weatherly, Trustee

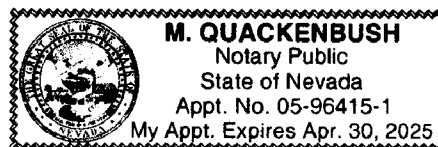
State of Nevada

County of Clark

This instrument was acknowledged before me on this 20 day of November, 2023 by
~~Troy A. Weatherly, Susan J. Weatherly, Troy A. Weatherly and Susan J. Weatherly,~~
Trustees tr tr

[Signature]
Notary Public

[SEAL]



**SIGNATURE AND NOTARY ACKNOWLEDGMENT FOR
GRANT BARGAIN SALE DEED**

Dated: 11-16-2023

Signed in Counterpart

Troy A. Weatherly

Susan J. Weatherly 11/16/23

Susan J. Weatherly

Family

The Weatherly Family Trust Dated April 2, 2015

BY: Signed in Counterpart

Troy A. Weatherly, Trustee

BY: _____

Susan J. Weatherly, Trustee

State of

PA

County of

BEAVER

This instrument was acknowledged before me on this 16 day of November, 2023 by
Troy A. Weatherly, Susan J. Weatherly, Troy A. Weatherly and Susan J. Weatherly,
Trustees

[Signature]
Notary Public

[SEAL]

COMMONWEALTH OF PENNSYLVANIA - NOTARY SEAL
Prasad S Pullabhotta, Notary Public
Allegheny County
My Commission Expires 02/17/2024
Commission Number 1366080

**SIGNATURE AND NOTARY ACKNOWLEDGMENT FOR
GRANT BARGAIN SALE DEED**

Dated: 11-16-2023

Signed in Counterpart

Troy A. Weatherly

Susan J. Weatherly 11/16/23

Susan J. Weatherly
Family

The Weatherly Family Trust Dated April 2, 2015

BY: Signed in Counterpart

Troy A. Weatherly, Trustee

BY: Susan Weatherly 11/21/23

Susan J. Weatherly, Trustee

State of PA

County of BEAVER

This instrument was acknowledged before me on this 16 day of November, 2023 by
Troy A. Weatherly, Susan J. Weatherly, Troy A. Weatherly and Susan J. Weatherly,
Trustees

[Signature]
Notary Public

[SEAL]

COMMONWEALTH OF PENNSYLVANIA - NOTARY SEAL
Prasad S Pullabhotla, Notary Public
Allegheny County
My Commission Expires 02/17/2024
Commission Number 1368080

Exhibit A

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF LINCOLN, STATE OF NEVADA, AND IS DESCRIBED AS FOLLOWS:

ALL THAT CERTAIN REAL PROPERTY SITUATE IN THE COUNTY OF LINCOLN, STATE OF NEVADA, DESCRIBED AS FOLLOWS:

THE NORTHERLY 37 FEET OF LOTS NUMBERED ONE (1) AND TWO (2) IN BLOCK NUMBERED THIRTH-SIX (36) IN THE CITY OF CALIENTE, LINCOLN COUNTY, NEVADA AS SAID LOTS AND BLOCKS ARE SHOWN ON THE OFFICIAL COMPILED MAP OF THE CITY OF CALIENTE, NOW ON FILE IN THE OFFICE OF THE COUNTY RECORDER OF SAID LINCOLN COUNTY AND TO WHICH PLAT AND THE RECORD THEREOF REFERENCED IS HEREBY MADE FOR FURTHER PARTICULAR DESCRIPTION.

AND:

LOTS NUMBERED ONE (1) AND TWO (2) IN BLOCK NUMBERED THIRTH-SIX (36) IN THE CITY OF CALIENTE, LINCOLN COUNTY, NEVADA, EXCEPT THE NORTHERLY 37 FEET OF EACH LOT, AS SAID LOTS AND BLOCK ARE SHOWN ON THE OFFICIAL COMPILED MAP OF THE CITY OF CALIENTE, NOW ON FILE IN THE OFFICE OF THE COUNTY RECORDER OF SAID LINCOLN COUNTY AND TO WHICH PLAT AND THE RECORD THEREOF REFERENCED IS HEREBY MADE FOR FURTHER PARTICULAR DESCRIPTION.

Parcel ID:003-071-04 and 003-071-05

Commonly known as 370 Locust Street, Caliente, NV 89008
However, by showing this address no additional coverage is provided

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor's Parcel Number(s)
 a. 003-071-05
 b. 003-071-04
 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 RECORDERS OPTIONAL USE ONLY
 Book _____ Page: _____
 Date of Recording: _____
 Notes: Trust on File KC

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: transfer without consideration from a trust

5. Partial Interest: Percentage being transferred: 100.00%
 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: Grantee

SELLER (GRANTOR) INFORMATION
(REQUIRED) Family
 Print Name: The Weatherly Family Trust
 Address: 4995 North Dapple Gray Road
 City: Las Vegas
 State: NV Zip: 89149

BUYER (GRANTEE) INFORMATION
(REQUIRED)
 Print Name: Troy A. Weatherly and Susan J. Weatherly
 Address: 4995 North Dapple Gray Road
 City: Las Vegas
 State: NV Zip: 89149

COMPANY/PERSON REQUESTING RECORDING (Required if not seller or buyer)
 Print Name: Fidelity National Title Agency of Nevada, Inc. Escrow # 234995-001
 Address: 500 N. Rainbow Blvd., Suite 100
 City: Las Vegas State: NV Zip: 89107