

A.P.N.: 001-121-03  
File No: 13896-2670191 (TV)  
R.P.T.T.: \$760.50

LINCOLN COUNTY, NV  
\$797.50  
RPTT:\$760.50 Rec:\$37.00  
FIRST AMERICAN TITLE INSURANCE COMPANY  
OFFICIAL RECORD  
AMY ELMER, RECORDER

**2023-166345**

**12/14/2023 09:12 AM**

Page 2 AE

When Recorded Mail To: Mail Tax Statements To:  
Jenifer Pytko, Trustee of Simile Trust dated 11/9/2010  
PO Box 774 Main St  
Pioche, NV 89043

***GRANT, BARGAIN and SALE DEED***

*FOR A VALUABLE CONSIDERATION*, receipt of which is hereby acknowledged,

Barbara Jo Monk, Trustee of BJO Trust

do(es) hereby *GRANT, BARGAIN and SELL* to

Jenifer Pytko, Trustee of Simile Trust dated 11/9/2010

the real property situate in the County of Lincoln, State of Nevada, described as follows:

**THE EAST TWENTY-TWO (22) FEET OF LOT NUMBER 8 AND ALL OF LOTS 9, 10, & 11, BLOCK 24, AS SHOWN BY PLAT THEREOF ON FILE IN BOOK A OF PLATS, PAGE 37, IN MAP OF PIOCHE, LINCOLN COUNTY, NEVADA.**

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

Subject to

1. All general and special taxes for the current fiscal year.
2. Covenants, Conditions, Restrictions, Reservations, Rights, Rights of Way and Easements now of record.

BJO Trust

***Barbara Jo Monk***

Barbara Jo Monk, Trustee

STATE OF Florida )  
 )  
 ) : **SS.**  
COUNTY OF Broward )

This instrument was acknowledged before me on the 11th Day of December, 2023 by **Barbara Jo Monk, Trustee of BJO Trust**. ID Produced: Valid Driver's License.

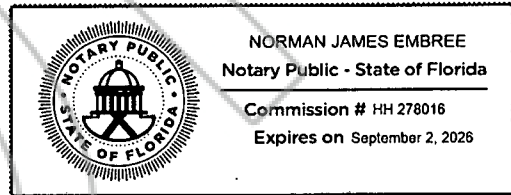
*Norman James Embree*  
Norman James Embree

Notary Public - State of Florida

(My commission expires: 09/02/2026 )

Notarized online using audio-video communication

This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed under Escrow No. 13896-2670191.



**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 001-121-03
- 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
- i)  Other \_\_\_\_\_

**FOR RECORDERS OPTIONAL USE**

Book \_\_\_\_\_ Page: \_\_\_\_\_  
Date of Recording: \_\_\_\_\_  
Notes: \_\_\_\_\_

- 3. a) Total Value/Sales Price of Property: \$195,000.00
- b) Deed in Lieu of Foreclosure Only (value of property) ( \$ \_\_\_\_\_ )
- c) Transfer Tax Value: \$195,000.00
- d) Real Property Transfer Tax Due \$760.50

4. **If Exemption Claimed:**

- a. Transfer Tax Exemption, per 375.090, Section: \_\_\_\_\_
- b. Explain reason for exemption: \_\_\_\_\_

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: [Signature]

Capacity: Buyer Agent

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

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

**SELLER (GRANTOR) INFORMATION  
(REQUIRED)**

**BUYER (GRANTEE) INFORMATION  
(REQUIRED)**

Barbara Jo Monk, Trustee of BJO  
Print Name: Trust  
Address: 205 Baxter Rd  
City: Las Vegas  
State: NV Zip: 89006

Jenifer Pytko, Trustee of Simile Trust dated  
Print Name: 11/9/2010  
Address: PO Box 774 Main St  
City: Pioche  
State: NV Zip: 89043

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

First American Title Insurance  
Print Name: Company  
Address: 10000 W Charleston Blvd, Suite 180  
City: Las Vegas

File Number: 13896-2670191 TV/ TV  
State: NV Zip: 89135

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