



OFFICIAL RECORD  
AMY ELMER, RECORDER

|                                |                      |
|--------------------------------|----------------------|
| <b>A.P.N. No.:</b>             | 001-193-12           |
| <b>R.P.T.T.</b>                | 1,462.50             |
| <b>Escrow No.:</b>             | 86507                |
| <b>Recording Requested By:</b> |                      |
| Cow County Title Co.           |                      |
| <b>Mail Tax Statements To:</b> | <i>Same as below</i> |
| <b>When Recorded Mail To:</b>  |                      |
| ROYCE REYNOLDS                 |                      |
| 1670 Stirrup Dr.               |                      |
| Henderson, NV 89002            |                      |

### GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That **WENDELL W. HOEL and ANITA E. HOEL, Trustees of the S & W HOEL TRUST dated June 13, 2016** for valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to **ROYCE REYNOLDS and ROBYN REYNOLDS, as husband and wife**, as joint tenants, all that real property situated in the County of Lincoln, State of Nevada, bounded and described as follows:

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

That portion of the Southeast Quarter (SE1/4) of the Southwest Quarter (SW1/4) of Section 15, Township 1 North, Range 67 East, M.D.B.&M., described as follows:

Parcel 7 as shown on Parcel Map recorded July 8, 1985 in Book A of Plats, in the Office of the County Recorder of Lincoln County, Nevada on page 245 as File No. 82862, Lincoln County, Nevada records.

ASSESSOR'S PARCEL NUMBER FOR 2023 - 2024: 001-193-12

**SUBJECT TO:**

1. Taxes for the fiscal year;
2. Reservations, restrictions, conditions, rights, rights of way and easements, if any of record on said premises.
3. A new Deed of Trust to record concurrent.

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and any reversions, remainders, rents, issues or profits thereof.

Dated: January 03, 2024

WENDELL W. HOEL AND ANITA E. HOEL,  
TRUSTEES OF THE S & W HOEL TRUST DATED  
JUNE 13, 2016

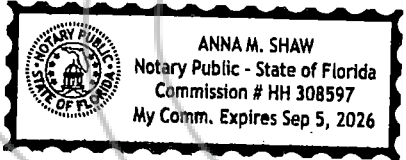
By: Wendell W Hoel  
Wendell W Hoel  
Trustee

By: Anita E Hoel  
Anita E Hoel  
Trustee

State of Florida )  
County of Bay ) ss.

This instrument was acknowledged before me on the 4 day of JAN 2024, By:  
Wendell W Hoel and Anita E Hoel

Signature: Anna M Shaw  
Notary Public  
Expiration Date: Sep 05, 2026



**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)

- a) 001-193-12 \_\_\_\_\_
- 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 \_\_\_\_\_

|   |             |
|---|-------------|
| <b>FOR RECORDER'S OPTIONAL USE ONLY</b> |             |
| Book: _____                             | Page: _____ |
| Date of Recording: _____                |             |
| Notes: _____                            |             |

3. Total Value/Sale Price of Property

\$375,000.00

Deed in Lieu of Foreclosure Only (value of Property) ( \_\_\_\_\_ )

Transfer Tax Value: \_\_\_\_\_ \$375,000.00

Real Property Transfer Tax Due: \_\_\_\_\_ \$1,462.<sup>50</sup>

4. If Exemption Claimed:

- a. Transfer Tax Exemption per NRS 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 \_\_\_\_\_ Capacity Grantor  
WENDELL W. HOEL, Trustee

Signature Royce Reynolds Capacity Grantee  
ROYCE REYNOLDS

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

Print Name: WENDELL W. HOEL and ANITA E. HOEL, Trustees of the S & W HOEL TRUST dated June 13, 2016  
Address: P.O Box 398  
City: Clarksville  
State: FL Zip: 32430

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

Print Name: ROYCE REYNOLDS and ROBYN REYNOLDS  
Address: 1670 Stirrup Dr.  
City: Henderson  
State: NV Zip: 89002

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

Print Name: Cow County Title Co. Escrow #: 86507  
Address: P.O. Box 518, 328 Main Street  
City: Pioche State: NV Zip: 89043

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Signature Wendell W. Hoel Capacity Grantor  
 WENDELL W. HOEL, Trustee

Signature \_\_\_\_\_ Capacity Grantee  
 ROYCE REYNOLDS

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