

LINCOLN COUNTY, NV  
\$349.00  
RPTT:\$312.00 Rec:\$37.00  
NETCO  
OFFICIAL RECORD  
AMY ELMER, RECORDER

**2024-166568**

**01/29/2024 10:10 AM**

Pgs=3 KC

A.P.N.: 001-091-07

File No: NNV-1396837

RPTT: \$ 312.00

When Recorded Mail To: Mail Tax Statements To:  
Ruby Valley Trading LLC  
401 Ryland Street Ste 200-A  
Reno, Nevada 89502

### ***Grant Bargain Sale Deed***

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

**Garry Evans, Successor Trustee of the Evans Family Trust 2001 dated April 16<sup>th</sup>, 2001 also known as the Evans Family Trust**

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

**Ruby Valley Trading LLC**

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

**See Attached Exhibit A attached to and made a part of**

**Property commonly known as: 711 McCannon Street, Pioche, NV 89043**

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.

*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.

Garry Evans

Garry Evans, Successor Trustee of the Evans Family Trust

STATE OF OR )  
COUNTY OF Union ) ss.

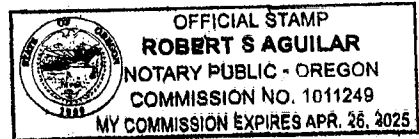
On 1/23/2024, before me, Robert S Aguilar, a Notary Public, personally appeared **Garry Evans, Successor Trustee of the Evans Family Trust**, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) (is) are subscribed to the within instrument and acknowledged to me that (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.

Witness my hand and official seal.

Robert S Aguilar

Notary Public

(My commission expires: April 26, 2025)



File Number: NNV-1396837

NETCO

Borrower Last Name:

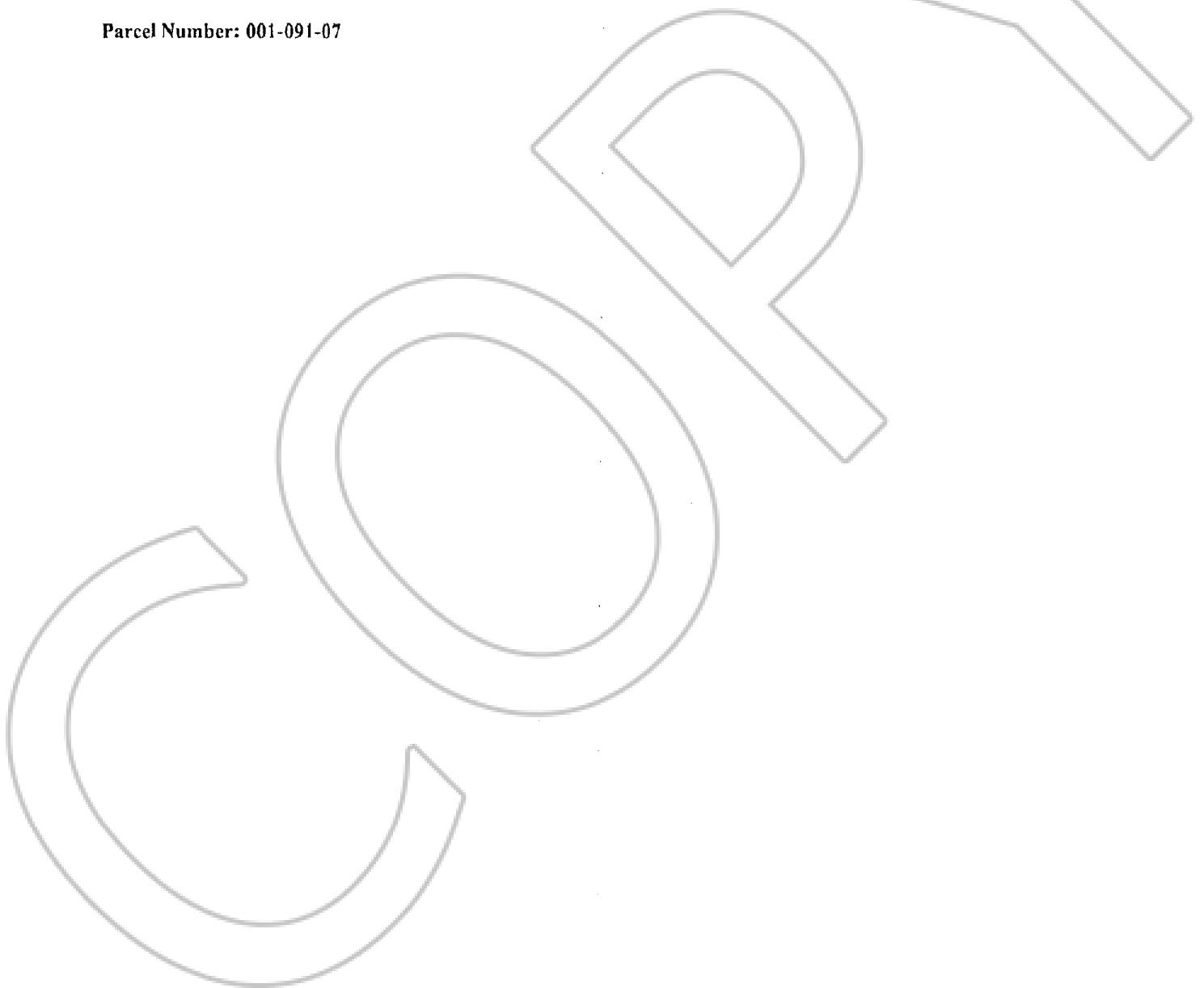
---

**Exhibit A  
Legal Description**

All of Lots 15, 16 and 17 in Block 31, Pioche, Nevada, as shown by map thereof in the Office of the County Recorder of Lincoln County, Nevada.

Commonly known as: 711 McCannon Street, Pioche, NV 89043 in the County of Lincoln

Parcel Number: 001-091-07



**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 001-091-07
- 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 ONLY	
Book _____	Page: _____
Date of Recording: _____	
Notes: _____	

- 3. a) Total Value/Sales Price of Property: \$ 80,000.00
- b) Deed in Lieu of Foreclosure Only (value of property) ( \$ \_\_\_\_\_ )
- c) Transfer Tax Value: \$ 80,000.00
- d) Real Property Transfer Tax Due \$ 312.00

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

Capacity: Grantor  
Capacity: Grantee

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

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

Print Name: The Evans Family Trust  
Address: 711 McCannon Street  
City: Pioche  
State: Nevada Zip: 89043

Print Name: Ruby Valley Trading LLC  
Address: 401 Ryland St Ste 200-A  
City: Reno  
State: Nevada Zip: 89502

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

Print Name: Netco Title  
Address: 6292 Spring Mountain Rd Ste 100  
City: Las Vegas

File Number: NNV-1396837  
State: NV Zip: 89146

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