

APN: 001-057-23  
001-052-04

RETURN RECORDED DEED TO:

Joseph David Smith  
Kari Smith  
P.O. Box 248  
Pioche, Nevada 89043

GRANTEE/MAIL TAX STATEMENTS TO:

Joseph David Smith  
Kari Smith  
P.O. Box 248  
Pioche, Nevada 89043



OFFICIAL RECORD  
AMY ELMER, RECORDER

**GRANT BARGAIN AND SALE DEED**

THIS INDENTURE, made and entered into this 13<sup>th</sup> day of APRIL, 2016, between Mike Fogliani and Jo Fogliani, as husband and wife, as joint tenants with full right of survivorship, and as, the party of the first part, hereinafter referred to as "GRANTOR", and Joseph David Smith and Kari Smith, husband and wife, as joint tenants with full right of survivorship, and as, the party of the second part, hereinafter referred to as "GRANTEE."

**WITNESSETH:**

That the GRANTORS, in consideration of Ten Dollars (\$10), lawful money of the United States of America, and other good and valuable consideration, in hand paid by the GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, do hereby grant, bargain and sale unto the GRANTEES, and to their heirs and assigns, forever, all their rights, title and interest in and to those certain lots, pieces and parcels of land situate in Pioche, County of Lincoln, State of Nevada, and more particularly described as follows, to-wit:

Parcel 1: That portion of Lot 69, Block 37, Town of Pioche, as shown upon map thereof recorded in the Recorder's Office, Lincoln County, Nevada described as follows:

Beginning at the Northwest corner of said Lot 69; thence Southeasterly along the Northerly line of said Lot 69, being the Southerly line of Highland Road, 21 feet; thence at right angles Southwesterly to the South line of said Lot 69, being on the Northeasterly line of Lime Avenue; thence Northwesterly along the Southerly line of said Lot 69, 20 feet to the Southwest corner of Lot 69; thence Northeasterly along the line between said Lots 69 and Lot 70 to the Northwest corner of said Lot 69, the point of beginning, except that part described as follows:

A parcel of land situated within said Block 37, of the Town of Pioche, Section 22, Township 1 North, Range 67 East, M.D.M., Lincoln County, State of Nevada, being the adjusted area as shown on the Record of Survey-Boundary Line Adjustment recorded November 15, 2004 in Book Plat C, Page 88 as file 123392, of the official records of the Lincoln County Recorder's Office, being more particularly described as follows: Beginning at the Northwest Corner of Lot 69 of said Block 37 being the Point of beginning; thence South 39°56'1" East along the westerly boundary of said Lot 69 being common with the easterly right-of-way of Lime Avenue a distance of 20.00 feet; thence North 37°56'37" east leaving said westerly boundary and right-of-way a distance of 101.96 feet to a point of intersection with the westerly right-of-way of Highland Road; thence South 49°15'16" West leaving said right-of-way a distance of 99.70 feet to the said Northwest Corner of Lot 69 and Point of Beginning.

Parcel 2: Lots 70 and 70-A, Block 37, Town of Pioche, as shown upon map thereof recorded in the Recorder's Office, Lincoln County, Nevada.

Parcel 3: The Southeasterly 10 feet of Lot 71, Block 37, Town of Pioche, as shown upon map thereof recorded in the Recorder's Office, Lincoln County, Nevada.

Note: Part of the above metes and bounds description appeared previously in that certain document recorded December 10, 2001, in Book 160, Page 280, File No. 117420.

Note: Part of the above metes and bounds description was prepared by Spencer W. Hafen, P.O. Box 540, 99 W. Hollywood, Pioche, Nevada 89043.

Parcel 4: Lots 23-26, Block 45, Town of Pioche, as shown upon map thereof recorded in the Recorder's Office, Lincoln County, Nevada.

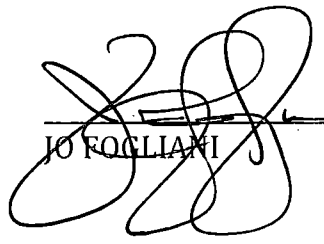
Parcel's 1-3 are more commonly known as Assessor's Parcel No. 001-057-23. Parcel 4 is more commonly known as Assessor's Parcel No. 001-052-04.

TOGETHER WITH all and singular the tenements, hereditaments, and appurtenances thereunto belonging or in anywise appertaining and the reversion(s), remainder(s), rents, issues and profits thereof; also all possession, claim and demand whatsoever, as well as in law as in equity of the said party of the first part, of, in, or to the said premises.

TO HAVE AND TO HOLD, all and singular, the said premises together with the appurtenances, unto the said GRANTEES, and to their heirs and assigns, forever.

IN WITNESS WHEREOF, the GRANTORS have hereunto set their hand the day and year first above written.

  
\_\_\_\_\_  
MIKE FOGLIANI

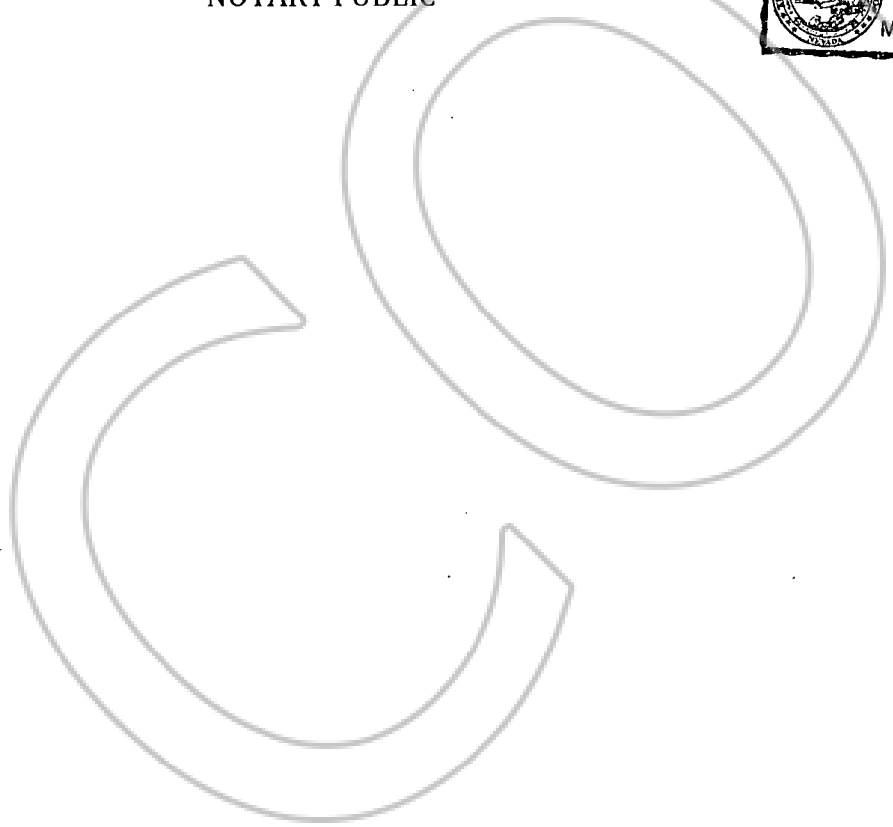
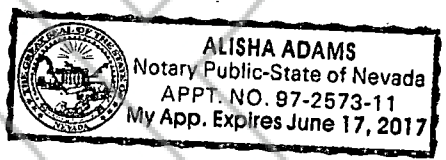
  
\_\_\_\_\_  
JO FOGLIANI

State of Nevada     )  
                                  )ss.  
County of Lincoln    )

On this 13<sup>th</sup> day of April, 2016, **\*\*\*MIKE FOGLIANI and JO FOGLIANI\*\*\*** personally appeared before me and proved to me to be the person(s) described in and who executed the foregoing Grant Bargain and Sale Deed, who acknowledged that he/she executed the same freely and voluntarily and for the uses and purposes therein mentioned.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal.

  
\_\_\_\_\_  
NOTARY PUBLIC



**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)  
 a. 001-057-23  
 b. 001-052-04  
 c. \_\_\_\_\_  
 d. \_\_\_\_\_

2. Type of Property:
- |                             |              |                             |                  |
|-----------------------------|--------------|-----------------------------|------------------|
| a. <input type="checkbox"/> | Vacant Land  | b. <input type="checkbox"/> | Single Fam. Res. |
| c. <input type="checkbox"/> | Condo/Twnhse | d. <input type="checkbox"/> | 2-4 Plex         |
| e. <input type="checkbox"/> | Apt. Bldg    | f. <input type="checkbox"/> | Comm'l/Ind'l     |
| g. <input type="checkbox"/> | Agricultural | h. <input type="checkbox"/> | Mobile Home      |
| <input type="checkbox"/>    | Other        |                             |                  |

FOR RECORDERS OPTIONAL USE ONLY	
Book _____	Page: _____
Date of Recording: _____	
Notes: _____	

- 3.a. Total Value/Sales Price of Property \$ 86,000  
 b. Deed in Lieu of Foreclosure Only (value of property ( \_\_\_\_\_ )  
 c. Transfer Tax Value: \$ \_\_\_\_\_  
 d. Real Property Transfer Tax Due \$ 335.40

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 [Signature] Capacity: Grantor  
 Signature \_\_\_\_\_ Capacity: Grantee

**SELLER (GRANTOR) INFORMATION**  
**(REQUIRED)**  
 Print Name: Mike Fogliani & Jo Fogliani  
 Address: P.O. Box 480  
 City: Pioche  
 State: Nevada Zip: 89043

**BUYER (GRANTEE) INFORMATION**  
**(REQUIRED)**  
 Print Name: Joseph David Smith & Kari Smith  
 Address: P.O. Box 248  
 City: Pioche  
 State: Nevada Zip: 89043

**COMPANY/PERSON REQUESTING RECORDING (Required if not seller or buyer)**  
 Print Name: Jo Fogliani  
 Address: P.O. Box 480  
 City: Pioche

Escrow # n/a  
 State: NV Zip: 89043