

LINCOLN COUNTY, NV

**2024-166943**

\$403.60

RPTT:\$366.60 Rec:\$37.00

**05/28/2024 10:53 AM**

REAL ESTATE TITLE SOLUTIONS

Pgs=3 KC

OFFICIAL RECORD

AMY ELMER, RECORDER

APN No: 006-041-28  
and 006-041-52

RECORDING REQUESTED BY:  
Real Estate Title Solutions

WHEN RECORDED MAIL DOCUMENT  
AND TAX STATEMENT TO:  
Pinon Pine Properties, LLC  
1207 Santa Ynez Ave.  
Henderson, NV 89002

RPTT: \$366.60

## GRANT BARGAIN SALE DEED

THIS INDENTURE WITNESSETH: That **Edward J. Beebe and Cathleen A. Beebe, husband and wife as joint tenants with rights of Survivorship**

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

**Pinon Pine Properties, LLC**

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

See Exhibit "A" attached hereto and made a part hereof.

SUBJECT TO: 1. Taxes for the fiscal year 2023-2024

2. Covenants, Conditions, Reservations, Rights, Rights of Way and Easements now of record.

Together with all and singular tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

Date: 05/22/2024.

  
Edward J. Beebe

  
Cathleen A. Beebe

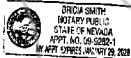
STATE OF Nevada  
COUNTY OF Clark ss

On this 22nd day of May, in the year 2024, before me,  
Bricia Smith, notary public name, personally  
appeared Edward J. Beebe and Cathleen A. Beebe  
personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name  
is subscribed to this Instrument, and acknowledged that he or she executed it.

  
Signature of Notary Public

My commission expires: 01/29/2028

NOTARY SEAL



BRICIA SMITH, APPT. NO. 58-0282-1, EXPIRES 01/29/2028

If you have any uncertainties about the suitability of this form for your intended use, it is recommended to seek legal advice.

**Exhibit "A"**  
**(Legal Description)**

The land referred to is situated in Lincoln County, in Pioche Nevada, and is described as follows:

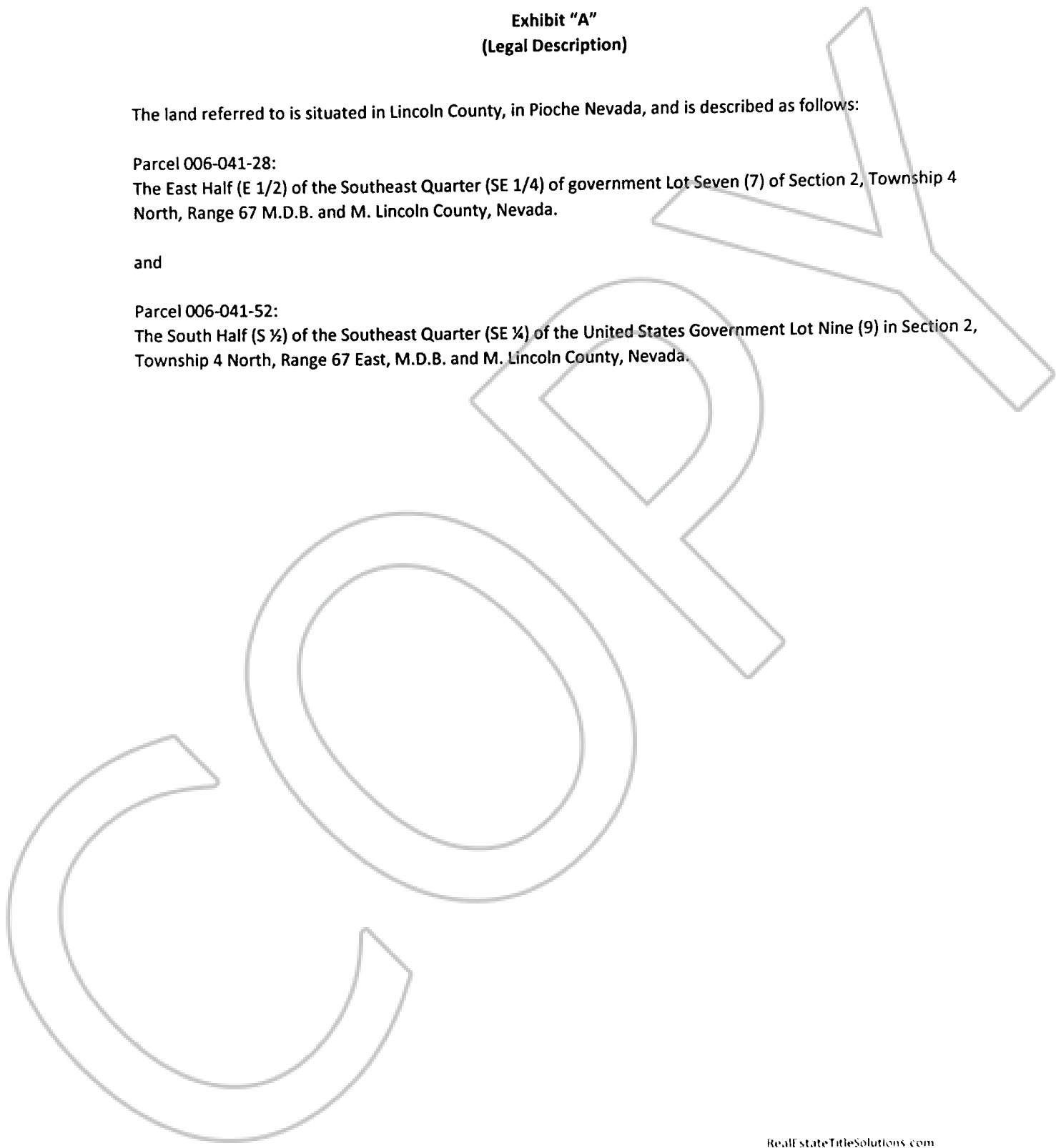
Parcel 006-041-28:

The East Half (E 1/2) of the Southeast Quarter (SE 1/4) of government Lot Seven (7) of Section 2, Township 4 North, Range 67 M.D.B. and M. Lincoln County, Nevada.

and

Parcel 006-041-52:

The South Half (S 1/2) of the Southeast Quarter (SE 1/4) of the United States Government Lot Nine (9) in Section 2, Township 4 North, Range 67 East, M.D.B. and M. Lincoln County, Nevada.



**STATE OF NEVADA DECLARATION OF VALUE**

1. Assessor Parcel Number(s) a)

006-041-28 and

b) 006-041-52

c)

d)

**2. Type of Property:**

- Vacant Land       Single Fam. Res.
- Condo/Twnhse       2-4 Plex
- Apt. Bldg       Comm'/Ind'l
- Agricultural Other       Mobile Home

**FOR RECORDERS OPTIONAL USE ONLY**

Book      Page:  
 Date of Recording:  
 Notes:

3.a) Total Value/Sales Price of Property

\$ 94,000.00

b) Deed in Lieu of Foreclosure Only (value of property)

\$0.00

c) Transfer Tax Value:

\$ 94,000.00

d) Real Property Transfer Tax Due

\$ 366.60

**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 *Edward J Beebe* Capacity: Grantor

Signature \_\_\_\_\_ Capacity: Grantee

**SELLER (GRANTOR) INFORMATION (Required)**

Print Name: Edward J & Cathleen A Beebe

Address: 2803 High View Dr.,

Henderson, Nevada 89014

**BUYER (GRANTEE) INFORMATION (Required)**

Print Name: Pinon Pine Properties, LLC

Address: 1207 Santa Ynez Ave.

Henderson, Nevada 89002

**COMPANY/PERSON REQUESTING RECORDING (Required if not Seller or Buyer)**

Print Name: Real Estate Title Solutions

Escrow Number: Not Applicable

Address: P.O. Box 91183

City: Henderson State: Nevada Zip Code: 89009

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED