

LINCOLN COUNTY, NV

2024-167162

\$64.30

RPTT:\$27.30 Rec:\$37.00

06/17/2024 09:53 AM

STEWART TITLE LAS VEGAS WARM SPRINGS=2 KC

OFFICIAL RECORD

AMY ELMER, RECORDER

A.P.N. No.:	013-100-16
R.P.T.T.	\$27.30
File No.:	2326916
Recording Requested By:	
Stewart Title Company	
Mail Tax Statements To:	<i>Same as below</i>
When Recorded Mail To:	
Bradee Hughes and Stephanie Hughes	
5 W. 500 N.	
Cedar City, UT 84721	

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That **Curtis Jon Wittwer and Tanisha Wittwer, husband and wife** for valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to **Bradee Hughes and Stephanie Hughes, husband and wife, as joint tenants**, all that real property situated in the County of Lincoln, State of Nevada, bounded and described as follows:

That portion of the Southeast Quarter (SE1/4) of the Southeast Quarter (SE1/4); and the East Half (E1/2) of the East Half (E1/2) of the Southwest Quarter (SW1/4) of the Southeast Quarter (SE1/4) of Section 32, Township 4 South, Range 70 East, M.D.M., described as follows:

Parcel Six (6) of the Merger and Resubdivision of Plat Book D, Pages 11 and 48 for the 1999 Harold E. Wittwer and Annita Wittwer Revocable Trust recorded November 30, 2012 in Book D of Plats, page 80 as File No. 142249, in the Office of the County Recorder of Lincoln County, Nevada.

***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.

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: June 13, 2024

SIGNATURES AND NOTARY ON PAGE 2
THIS GRANT BARGAIN SALE DEED MAY BE SIGNED IN COUNTERPART.

Curtis Jon Wittwer
Curtis Jon Wittwer

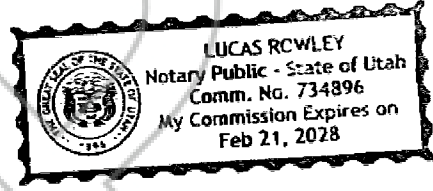
Tanisha Wittwer
Tanisha Wittwer

State of Utah)
County of Blaine) ss

This instrument was acknowledged before me on the 13 day of June, 2024
By: Curtis Jon Wittwer and Tanisha Wittwer

Signature: Lucas Rowley
Notary Public

My Commission Expires: 2/21/2028



**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a) 013-100-16
 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
 Other _____

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

3. a. Total Value/Sales Price of Property \$ 7,000.00
 b. Deed in Lieu of Foreclosure Only (value of property) (_____)
 c. Transfer Tax Value: \$ 7,000.00
 d. Real Property Transfer Tax Due \$ 27.30

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 [Handwritten Signature] Capacity _____ Grantor _____
 Signature _____ Capacity _____ Grantee _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)
 Print Name: Curtis Jon Wittwer and Tanisha Wittwer
 Address: 2918 W. 5050 N.
 City: Cedar City
 State: UT Zip: 84721

BUYER (GRANTEE) INFORMATION
(REQUIRED)
 Print Name: Bradee Hughes and Stephanie Hughes
 Address: 5 W. 500 N.
 City: Cedar City
 State: UT Zip: 84721

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)
 Print Name: Stewart Title Company Escrow # 2326916
 Address: 7251 W Lake Mead Blvd, Suite 350
 City: Las Vegas State: NV Zip: 89128

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED