

APN# : 003-171-06

**Recording Requested By:**  
RE-Source Title Agency, LLC

**Escrow No.:** 24-281-ERD

**When Recorded Mail To:**  
**Nathan Vidrine**  
**3650 East Russell Road**  
**Las Vegas, NV 89120**

**Mail Tax Statements to:**  
**Same as Above**

**GRANT, BARGAIN AND SALE DEED**

THIS INDENTURE WITNESSETH: That FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

**Ronald Lance Cordle, who took title as Lance Cordle, a married man as his sole and separate property,**

do(es) hereby GRANT(s) BARGAIN SELL and CONVEY to

**Nathan Vidrine, a married man,**

and to the heirs and assigns of such Grantee forever, all the following real property situated in the City of Caliente, County of Lincoln State of Nevada bounded and described as follows:

**See attached Exhibit A**

- Subject to:
1. Taxes for the current fiscal year, paid current.
  2. Conditions, covenants restrictions, rights of way and easements now of record, if any.

TOGETHER with all tenements, hereditaments and appurtenances, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof.

Dated: June 28, 2024

Ronald Lance Cordle by Corrina Cordle his attorney in fact  
Ronald Lance Cordle by Corrina Cordle, his Attorney-In-Fact

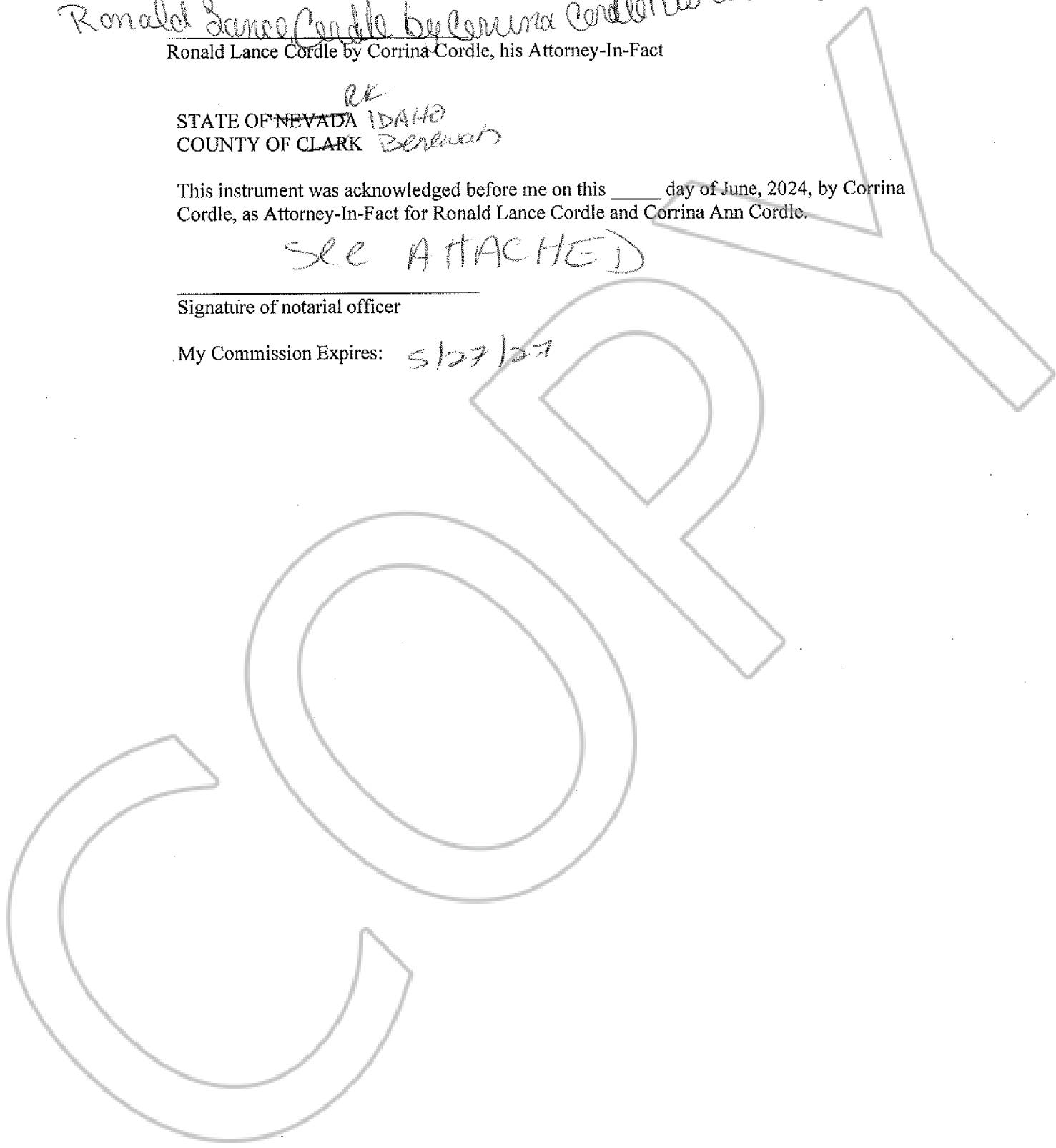
STATE OF ~~NEVADA~~ <sup>rk</sup> IDAHO  
COUNTY OF CLARK <sup>Berwyn</sup>

This instrument was acknowledged before me on this \_\_\_\_ day of June, 2024, by Corrina Cordle, as Attorney-In-Fact for Ronald Lance Cordle and Corrina Ann Cordle.

SEE ATTACHED

\_\_\_\_\_  
Signature of notarial officer

My Commission Expires: 5/27/27



**ATTORNEY IN FACT ACKNOWLEDGMENT**

State/Commonwealth of IDAHO }  
County of Benevolo } ss.

On this the 27 day of June, 2024, before me,  
Day Month Year

Regina Kuykendall, the undersigned Notary Public,  
Name of Notary Public

personally appeared Corrina Cordle  
Name of Attorney in Fact

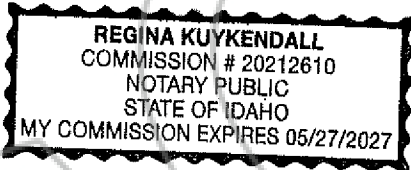
- personally known to me -- OR --
- proved to me on the basis of satisfactory evidence

to be the person who executed the within instrument  
as attorney in fact of

Ronald Lance Cordle  
Name of Person Represented by Attorney in Fact

the principal, and acknowledged to me that he/she  
subscribed the principal's name thereto and his/  
her own name as attorney in fact for the purposes  
therein stated.

WITNESS my hand and official seal.



[Signature]  
Signature of Notary Public

Regina Kuykendall  
Other Required Information  
(Printed Name of Notary, Residence, etc.)

Place Notary Seal and/or Stamp Above

**OPTIONAL**

This section is required for notarizations performed in Arizona but is optional in other states. Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

**Description of Attached Document**

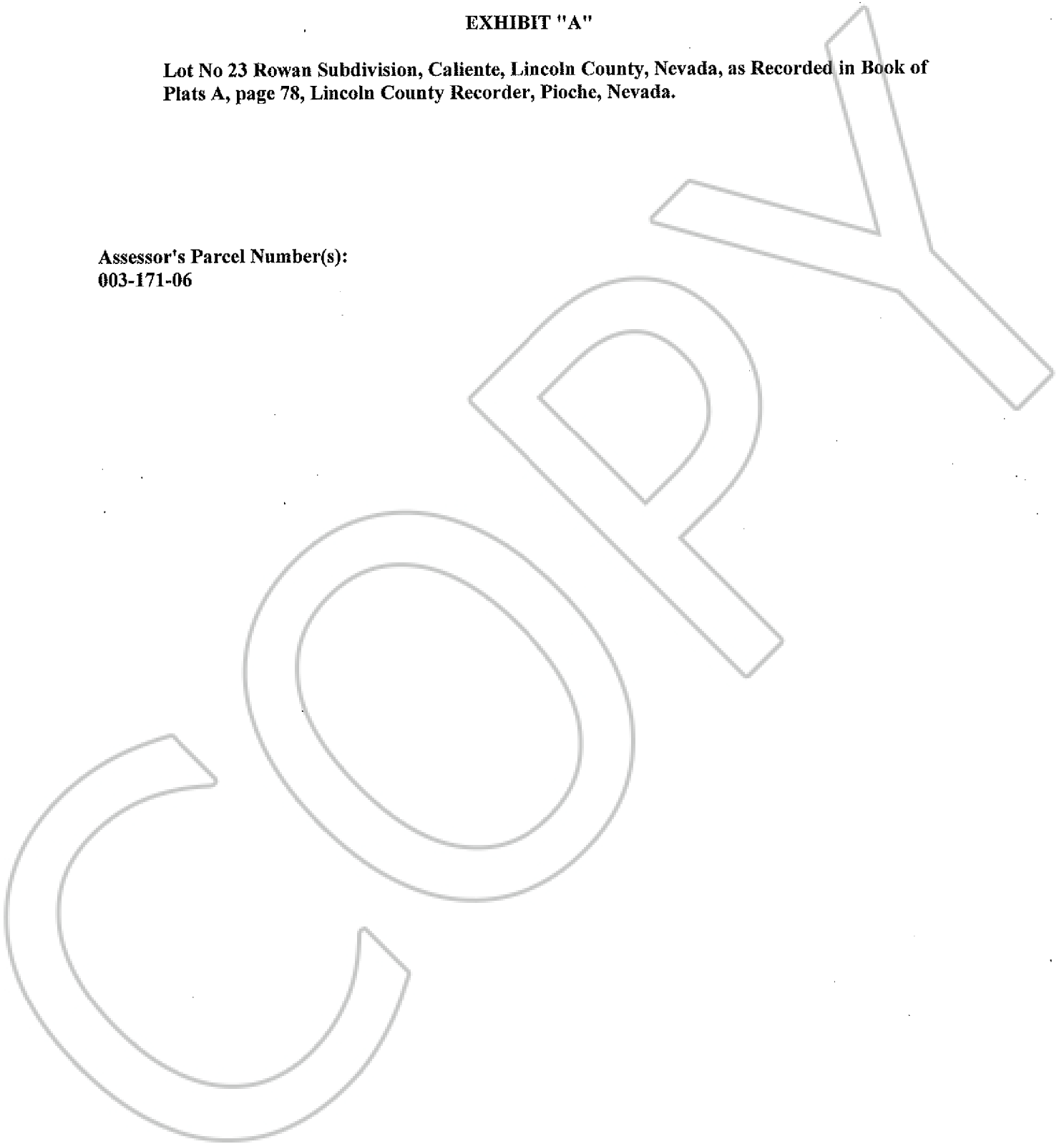
Title or Type of Document: Grant Bargain & Sale Deed Document Date: 6/27/24

Number of Pages: 2 Signer(s) Other Than Named Above: \_\_\_\_\_

**EXHIBIT "A"**

**Lot No 23 Rowan Subdivision, Caliente, Lincoln County, Nevada, as Recorded in Book of Plats A, page 78, Lincoln County Recorder, Pioche, Nevada.**

**Assessor's Parcel Number(s):  
003-171-06**



**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)  
 a) 003-171-06  
 b) \_\_\_\_\_  
 c) \_\_\_\_\_  
 d) \_\_\_\_\_

2. Type of Property:  
 a)  Vacant Land      b)  Sgl. Fam. Residence  
 c)  Condo/twnhse      d)  2-4 Plex  
 e)  Apt. Bldg.      f)  Comm'l/Ind'l  
 g)  Agricultural      h)  Mobile Home  
 Other: \_\_\_\_\_

**FOR RECORDER'S OPTIONAL USE ONLY**  
 Document/Instrument No.: \_\_\_\_\_  
 Book \_\_\_\_\_ Page \_\_\_\_\_  
 Date of Recording: \_\_\_\_\_  
 Notes: \_\_\_\_\_

3. a. Total Value/Sale Price of Property: \$30,000.00  
 b. Deed in Lieu of Foreclosure Only (value of property) \$  
 c. Transfer Tax Value: \$30,000.00  
 d. Real Property Transfer Tax Due: \$117.00

4. **IF EXEMPTION CLAIMED:**  
 a. Transfer Tax Exemption, per NRS 375.090, Section: \_\_\_\_\_  
 b. Explain Reason for Exemption: \_\_\_\_\_

5. Partial Interest: Percentage Being Transferred: 100.00%

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 the 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  
 Signature: \_\_\_\_\_ Capacity: Grantee *Escrow OFFICER*

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

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

Print Name: Ronald Lance Cordle  
 Address: 33938 Hwy 6  
 City: St. Maries  
 State: ID Zip: 83861

Print Name: Nathan Vidrine  
 Address: 3650 E Russell Rd  
 City: Las Vegas  
 State: NV Zip: 89120

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

Print Name: RE-Source Title Agency, LLC Esc. #: 24-281-ERD  
 Address: 675 Grier Drive, Suite 200  
 City: Las Vegas State: NV Zip: 89119

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED