

A.P.N.: 001-192-15  
File No: 13895-2675869 (SC)  
R.P.T.T.: \$885.30

LINCOLN COUNTY, NV  
\$922.30  
RPTT:\$885.30 Rec:\$37.00 07/31/2024 12:23 PM  
FIRST AMERICAN TITLE INSURANCE COMPANY  
OFFICIAL RECORD  
AMY ELMER, RECORDER

When Recorded Mail To: Mail Tax Statements To:  
Donald Paul Werber and Karolee Werber  
2239 N Red Cedar Circle  
Cedar City, UT 84721

### ***GRANT, BARGAIN and SALE DEED***

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

John R. Stever, an unmarried man

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

Donald Paul Werber and Karolee Werber, husband and wife as joint tenants

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

**A parcel of land known as the E 1/2 of the NE 1/4 of the NE 1/4 of the SW 1/4 of the SW 1/4 of Section 15, Township 1 North, Range 67 East, Mount Diablo Base and Meridian, being more particularly described as follows:**

**Beginning at the Northeast corner of this parcel, which is also the center of the SW 1/4 of said Section 15, from which the Southwest corner of said Section 15 bears S. 44° 56' 51" W. a distance of 1,876.61 feet more or less, thence S. 0° 09' 04" W. a distance of 333.65 feet more or less, to the Southeast, thence N 89° 55' 18" W. a distance of 165.69 feet more or less, to the Southwest corner; thence N. 0° 09' 54" E. a distance of 333.52 feet more or less, to the Northwest corner; thence S. 89° 57' 54" E., a distance of 165.61 feet more or less, to the Point of Beginning. Will be designated as Parcel No. 5 on a Parcel Map recorded July 8, 1985 in Book A of Plats, Page 245 as File No. 82862, filed in the Office of the County Recorder, Lincoln County, Nevada.**

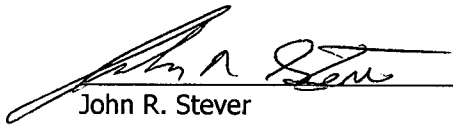
**Notes: The above metes and bounds description appeared previously in that certain document recorded July 28, 2006, in Book 219, Page 494 as Document No. 126931 of Official Records.**

*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.

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.

COPY

  
John R. Stever

STATE OF **NEVADA** )  
COUNTY OF Lincoln ) **ss.**

This instrument was acknowledged before me on July 27, 2024 by **John R. Stever.**

Betsy Comella  
Notary Public  
(My commission expires: 11-24-24)



This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed under Escrow No. 13895-2675869.

**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)  
 a) 001-192-15  
 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	
Book _____	Page: _____
Date of Recording: _____	
Notes: _____	

3. a) Total Value/Sales Price of Property: \$226,800.00  
 b) Deed in Lieu of Foreclosure Only (value of property) ( \$ \_\_\_\_\_ )  
 c) Transfer Tax Value: \$226,800.00  
 d) Real Property Transfer Tax Due \$885.30

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: Agent  
 Capacity: \_\_\_\_\_

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

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

Print Name: John R. Stever  
 Address: PO Box 172  
 City: Pioche  
 State: NV      Zip: 89043

Print Name: Donald Paul Werber and  
Karolee Werber  
 Address: 2239 N Red Cedar Circle  
 City: Cedar City  
 State: UT      Zip: 84721

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

First American Title Insurance  
 Print Name: Company  
 Address: 2500 N Buffalo Drive, Ste 120  
 City: Las Vegas

File Number: 13895-2675869 SC/ SC  
 State: NV      Zip: 89128

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