

A.P.N.: 001-073-02 and 001-073-03
File No: 13896-2675090 (TV)
R.P.T.T.: \$EXEMPT 7

LINCOLN COUNTY, NV
\$37.00
RPTT:\$0.00 Rec:\$37.00
FIRST AMERICAN TITLE INSURANCE COMPANY
OFFICIAL RECORD
AMY ELMER, RECORDER
2024-167344
08/13/2024 10:10 AM
Page 3 AE
E07

When Recorded Mail To: Mail Tax Statements To:
Richard Lewis Sidford and Elizabeth Jane Sidford as co-
Trustees of The Richard and Elizabeth Sidford Family Trust,
U/A dated November 2, 2020
1215 E Ovation Pl #139
Washington UT 84780

GRANT, BARGAIN and SALE DEED

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

Ruth Ann Sidford Family Protection Trust, Richard Lewis Sidford, Successor Trustee
under Agreement dated April 3, 1992

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

Richard Lewis Sidford and Elizabeth Jane Sidford as co-Trustees of The Richard and
Elizabeth Sidford Family Trust, U/A dated November 2, 2020

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

Parcel I:

All of Lots 48, 49, 50, 51 and 52 in Block 33 in the Map of PIOCHE, as said lots and block are delineated on the Official Plat of said Town, now in Book A of Plats, Page 37 in the Office of the County Recorder of said Lincoln County, Nevada.

Parcel II:

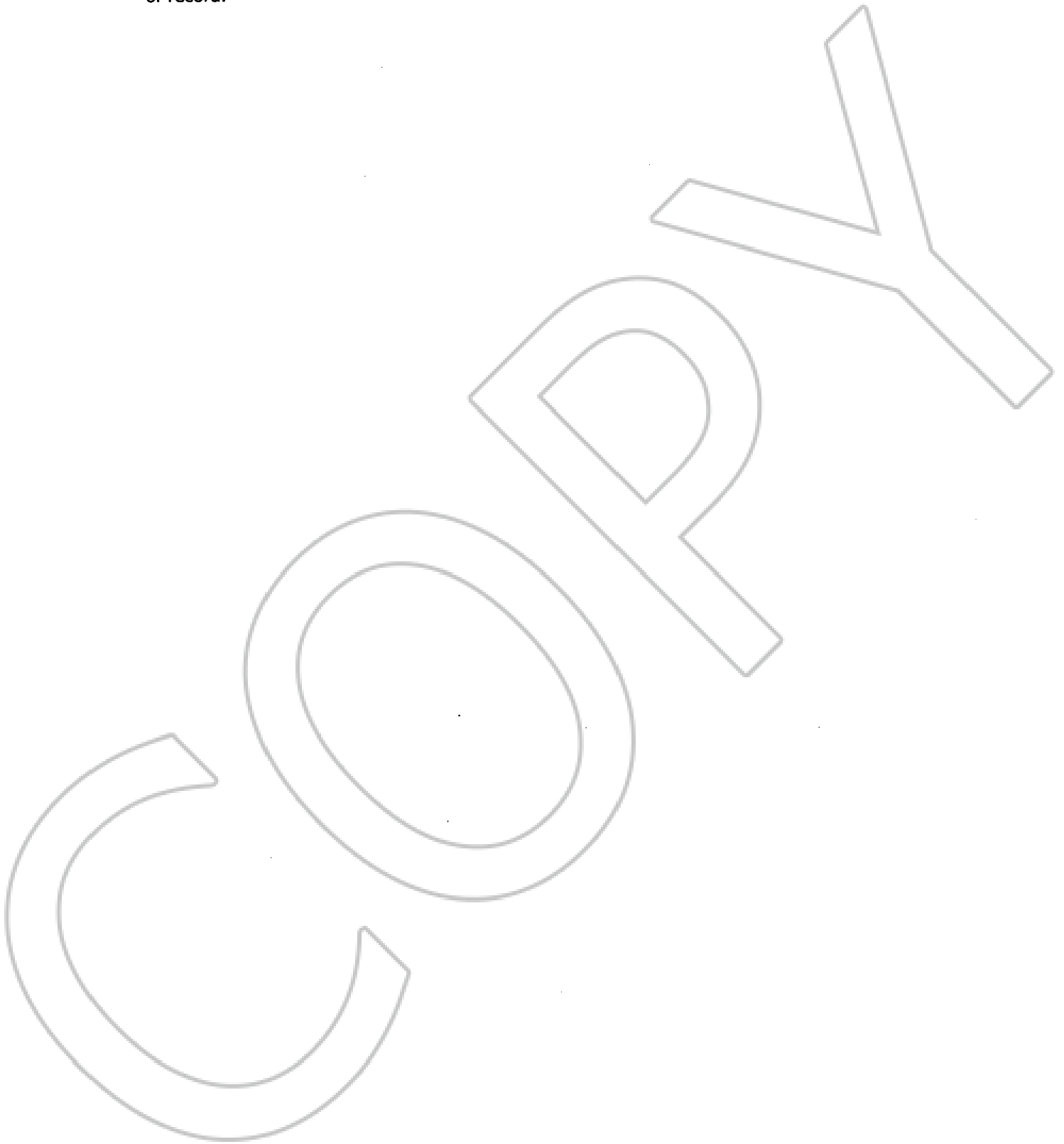
All of Lots 53, 54, 55 and 56 in Block 33 in the Map of PIOCHE, as said lots and block are delineated on the Official Plat of said Town now in Book A of Plats, Page 37 in the Office of the County Recorder of said Lincoln County, Nevada.

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.



Ruth Ann Sidford Family Protection Trust

R. L. Sidford
Richard Lewis Sidford, Successor Trustee

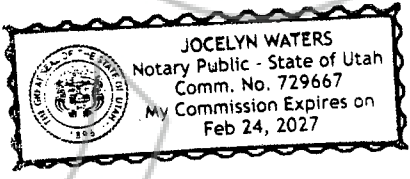
Richard Lewis Sidford.
Successor Trustee

STATE OF Utah
COUNTY OF Washington ^{ss.}

This instrument was acknowledged before me on 7-11-24 by Richard Lewis.

[Signature]
Notary Public
(My commission expires: 2/24/27)

This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed under Escrow No. 13896-2675090.



**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 001-073-02
- b) 001-073-03
- 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: TRUSTS ON FILE AE

3. a) Total Value/Sales Price of Property: _____ \$

b) Deed in Lieu of Foreclosure Only (value of property) (_____ \$)

c) Transfer Tax Value: _____ \$

d) Real Property Transfer Tax Due _____ \$

4. **If Exemption Claimed:**

a. Transfer Tax Exemption, per 375.090, Section: 7

b. Explain reason for exemption: TRANSFER TO TRUST WITHOUT CONSIDERATION

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: R.L. Sidford Elizabeth Sidford Capacity: Grantor
 Signature: R.L. Sidford Capacity: Grantee

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

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

Ruth Ann Sidford Family
Protection Trust, Richard Lewis
Sidford, Successor Trustee under
Print Name: Agreement dated April 3, 1992
Address: 1215 E. OVATION PL. STE. 139
City: WASHINGTON
State: UTAH Zip: 84780

Richard Lewis Sidford and
Elizabeth Jane Sidford as
co-Trustees of The
Richard and Elizabeth
Sidford Family Trust, U/A
Print Name: dated November 2, 2020
Address: 1215 E Ovation Pl
City: Washington #139
State: UT Zip: 84780

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

First American Title Insurance
Print Name: Company
Address: 10000 W Charleston Blvd, Suite 180
City: Las Vegas

File Number: 13896-2675090 TV/ TV
State: NV Zip: 89135

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