

A.P.N.: 001-073-02 and 001-073-03
File No: 13896-2675090 (TV)
R.P.T.T.: \$916.50

LINCOLN COUNTY, NV
\$953.50
RPTT:\$916.50 Rec:\$37.00
FIRST AMERICAN TITLE INSURANCE COMPANY
OFFICIAL RECORD
AMY ELMER, RECORDER

2024-167345

08/13/2024 10:10 AM

Page 3 of 3 AE

When Recorded Mail To: Mail Tax Statements To:
John W Townsend, IV and Pam Townsend
1964 LaTijera Ct
Oceano, CA 93445

GRANT, BARGAIN and SALE DEED

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

Richard Lewis Sidford and Elizabeth Jane Sidford, Co-Trustees of The Richard and Elizabeth Sidford Family Trust U/A 11/2/2020

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

John W Townsend, IV and Pam Townsend, husband and wife as community property with right of survivorship

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:

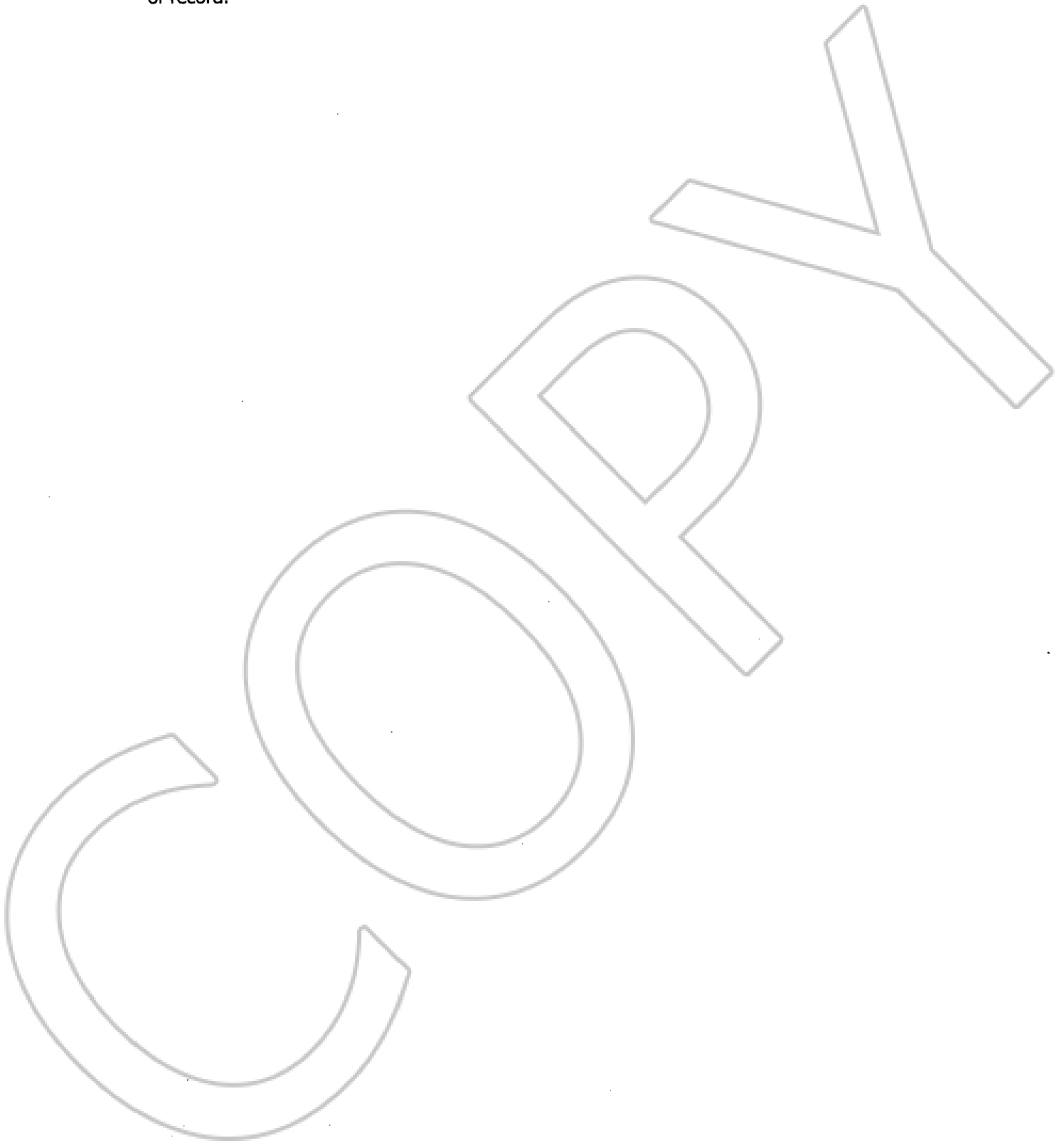
All of Lots 53, 54, 55 and 56 in Block 33 in the Map of PIOCHE, as said lots and block are delineated on the Official Plat of said Town now in Book A of Plats, Page 37 in the Office of the County Recorder of said Lincoln County, Nevada.

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.



The Richard and Elizabeth Sidford Family Trust
U/A 11/2/2020

Richard Lewis Sidford
Richard Lewis Sidford, Co-Trustee

Richard Lewis Sidford,
Co-Trustee

Elizabeth Jane Sidford
Elizabeth Jane Sidford, Co-Trustee

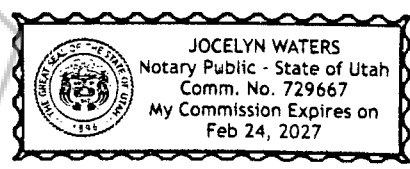
Elizabeth Jane Sidford,
Co-Trustee

STATE OF Utah
COUNTY OF Washington : ss.

This instrument was acknowledged before me on 7-11-24 by
Richard Lewis Sidford and Elizabeth Jane Sidford
Sidford dw

Joelyn Waters
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: _____

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

\$235,000.00

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

c) Transfer Tax Value: _____

\$235,000.00

d) Real Property Transfer Tax Due _____

\$916.50

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: R.L. Sidford

Capacity: Grantor

Signature: _____

Capacity: _____

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

Richard Lewis Sidford and
Elizabeth Jane Sidford, Co-
Trustees of The Richard and
Elizabeth Sidford Family Trust U/A

Print Name: 11/2/2020 RICHARD L. SIDFORD

Address: 1215 E. OVATION PL. STE 139

City: WASHINGTON

State: UTAH Zip: 84780

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

John W Townsend, IV and

Print Name: Pam Townsend

Address: 1964 LaTijera Ct

City: Oceano

State: CA Zip: 93445

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

First American Title Insurance

Print Name: Company

File Number: 13896-2675090 TV/ TV

Address: 10000 W Charleston Blvd, Suite 180

City: Las Vegas

State: NV Zip: 89135

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