

LINCOLN COUNTY, NV

2024-167365

\$926.20

RPTT:\$889.20 Rec:\$37.00 **08/20/2024 03:06 PM**

LANDMARK TITLE ASSURANCE AGENCY OFPGs=3 AK

OFFICIAL RECORD

AMY ELMER, RECORDER

A.P.N.: 001-045-04

R.P.T.T.: 889.20

**WHEN RECORDED MAIL TO and
MAIL TAX STATEMENTS TO:
Nelson Collin Bleak and Ina Marie Bleak
PO Box 265
Pioche, NV 89043**

GRANT, BARGAIN, SALE DEED

THE INDENTURE WITNESSETH: That Nancy A. Escobedo, Trustee of the Nancy A. Escobedo Family Trust dated the 7th of September 1993

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do(es) hereby Grant, Bargain, Sell and

Convey to Nelson Collin Bleak and Ina Marie Bleak, husband and Wife as Joint Tenants

all that real property situated in Lincoln County, State of Nevada, bounded and described as follows:

**SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF AS
EXHIBIT "A"**

COMMONLY KNOWN ADDRESS:

158 Lightner Street
Pioche, NV 89043

- SUBJECT TO:
1. Taxes for the current fiscal year, not delinquent, including personal property taxes of any former owner, if any:
 2. Covenants, Conditions, Reservations, Rights, Rights of Way and Easements now of record.
 3. Line Of Credit Deed Of Trust Dated 1/30/2006 and Recorded on 02/23/2006 as Instrument No 126009 Of Official records

Together with all and singular tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

Nancy A. Escobedo Family Trust

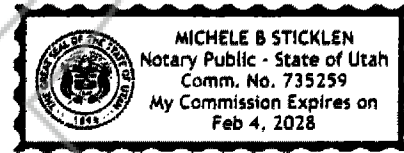
Nancy A. Escobedo, Trustee
Nancy A. Escobedo, Trustee

STATE OF Utah
COUNTY OF Utah

This instrument was acknowledged before me on this 20th day of August, 2024,

by Nancy A. Escobedo, Trustee of the Nancy A. Escobedo Family Trust dated the 7th of September 1993

Michele B. Sticklen
Signature of notarial officer

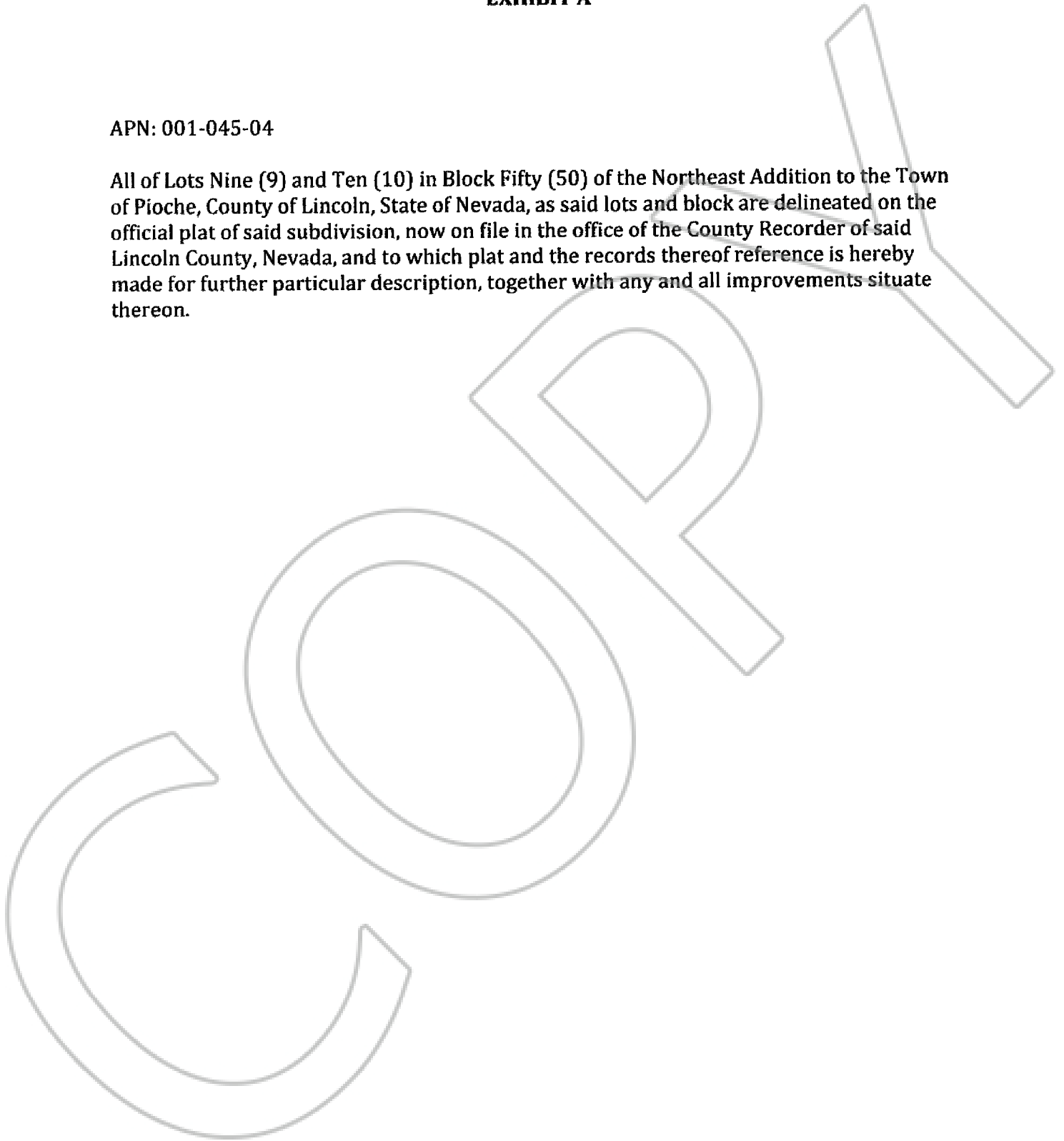


My Commission Expires: 02/04/2028

EXHIBIT A

APN: 001-045-04

All of Lots Nine (9) and Ten (10) in Block Fifty (50) of the Northeast Addition to the Town of Pioche, County of Lincoln, State of Nevada, as said lots and block are delineated on the official plat of said subdivision, now on file in the office of the County Recorder of said Lincoln County, Nevada, and to which plat and the records thereof reference is hereby made for further particular description, together with any and all improvements situate thereon.



**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a) 001-045-04
 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: \$228,000.00
 b. Deed in Lieu of Foreclosure Only (value of property) \$
 c. Transfer Tax Value: \$228,000.00
 d. Real Property Transfer Tax Due: \$889.20
 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: Mandi Watson Capacity: Grantor /AGENT
 Signature: _____ Capacity: _____ Grantee

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Nancy A. Escobedo, Trustee of the Nancy A. Escobedo
 Family Trust dated the 7th of September 1993
 Print Name: _____
 Address: 734 S 550 E
 City: Springville
 State: UT Zip: 84663

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Nelson Collin Bleak and Ina Marie
 Print Name: Bleak
 Address: PO Box 265
 City: Pioche
 State: NV Zip: 89043

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

Print Name: Landmark Title Assurance Agency of Nevada Esc. # 24-6600-MW
 Address: 6785 West Russell Road, 201
 City Las Vegas State: NV Zip: 89118

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED