

LINCOLN COUNTY, NV

**2024-167524**

\$1,207.00

RPTT:\$1170.00 Rec:\$37.00 **10/21/2024 02:56 PM**

LANDMARK TITLE ASSURANCE AGENCY OFPGs=3 AK

**OFFICIAL RECORD**

**AMY ELMER, RECORDER**

**A.P.N.:** 001-240-47 & 001-240-48 & 001-240-49

**R.P.T.T.:** 1,170.00

**WHEN RECORDED MAIL TO and  
MAIL TAX STATEMENTS TO:**

Robert McKeehan and Carolyn McKeehan  
PO Box 543  
Pioche, NV 89043

**GRANT, BARGAIN, SALE DEED**

THE INDENTURE WITNESSETH: That Michael W. Fox as Administrator of The Estate of Joseph Carver Fox Aka Joseph C. Fox Jr, Deceased Under Probate Case No PR 0400824

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

Convey to Robert Mckeehan and Carolyn McKeehan, 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:**

645 Fox Lane  
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.

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

The Estate of Joseph Carver Fox

By: Michael W. Fox Administrator  
Michael W. Fox, Administrator

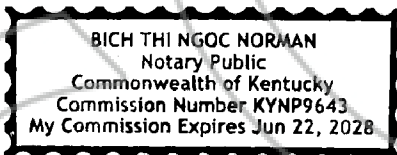
STATE OF <sup>(K)</sup> ~~NEVADA~~ Kentucky  
COUNTY OF Jefferson

This instrument was acknowledged before me on this 16 day of October, 2024,

by Michael W. Fox, administrator

Bich Thi Ngoc Norman Notary Significat  
Signature of notarial officer

My Commission Expires: 6-22-2028



BICH THI NGOC  
NORMAN  
Commonwealth  
of Kentucky  
Commission no: KYNP9643  
Exp. 6/22/2028

**EXHIBIT A**

APN: 001-240-47 & 001-240-48 & 001-240-49

The Land referred to herein below is situated in the County of Lincoln, State of Nevada, and is described as follows:

That portion of the South Half (S 1/2) of the Southwest Quarter (SW 1/4) of the Northeast Quarter (NE 1/4) of Section 14, Township 1 North, Range 67 East, M.D.B. & M., more particularly described as follows:

Parcels 2, 3 and 4 of that certain Parcel Map recorded May 12, 1998, in the Office of the County Recorder of Lincoln County, Nevada, in Book B of Parcel Maps, Page 119 as File No. 110962, Lincoln County, Nevada Records.

**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)  
 a) 001-240-47  
 b) 001-240-48  
 c) 001-240-49  
 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: \$300,000.00  
 b. Deed in Lieu of Foreclosure Only (value of property) \$  
 c. Transfer Tax Value: \$300,000.00  
 d. Real Property Transfer Tax Due: \$1,170.00
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: Michael W. Fox Administrator Capacity: \_\_\_\_\_ Grantor  
 Signature \_\_\_\_\_ Capacity: \_\_\_\_\_ Grantee

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

Michael W. Fox, Administrator for  
 Print Name: The Estate of Joseph Carver Fox  
 Address: 9803 Lancewood Road  
 City: Louisville  
 State: KY                      Zip: 40229

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

Robert Mckeehan and Carolyn  
 Print Name: Mckeehan  
 Address: PO Box 543  
 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. #: 24-7548-MW  
 Address: 6785 West Russell Road, 201  
 City: Las Vegas                      State: NV                      Zip: 89118

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED