

LINCOLN COUNTY, NV **2024-167550**
 \$349.00
 RPTT:\$312.00 Rec:\$37.00 **10/31/2024 11:03 AM**
 STEWART TITLE LAS VEGAS WARM SPRINGS, NV 89135-2 AE
OFFICIAL RECORD
 AMY ELMER, RECORDER

A.P.N. No.:	006-041-42
R.P.T.T.	\$ 312.00
File No.:	2430237 NW
Recording Requested By:	
Stewart Title Company	
Mail Tax Statements To:	<i>Same as below</i>
When Recorded Mail To:	
Cline Family Trust, dated June 24, 2016 and Scott Anthony Cline	
PO Box 697	
Pioche, NV 89043	

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That **Gary Hayes Mitchell and Maureen Patricia Mitchell, who acquired title as Gary H. Mitchell and Maureen P. Mitchell, Trustees of the Gary H. Mitchell and Maureen P. Mitchell Family Trust, dated November 20, 1997** for valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to **Scott A. Cline and Deborah K. Cline, Trustees of the Cline Family Trust, dated June 24, 2016**, all that real property situated in the County of Lincoln, State of Nevada, bounded and described as follows:

The East One-Half (E 1/2) of the Southwest Quarter (SW 1/4) of U.S. Government Lot No. 12 in Section 2, Township 4 North, Range 67 East, M.D.M.

***SUBJECT TO:**

1. Taxes for the fiscal year;
2. Reservations, restrictions, conditions, rights, rights of way and easements, if any of record on said premises.

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and any reversions, remainders, rents, issues or profits thereof.

Dated: 10/19/24 _____

SIGNATURES AND NOTARY ON PAGE 2
 THIS GRANT BARGAIN SALE DEED MAY BE SIGNED IN COUNTERPART.

Gary H. Mitchell and Maureen P. Mitchell Family
Trust dated November 20, 1997

By: Gary Hayes Mitchell Date: 10-19-24
Gary Hayes Mitchell, Trustee

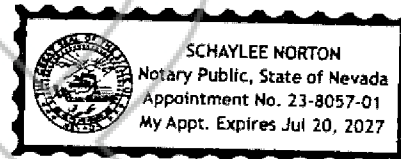
By: Maureen Patricia Mitchell Date: 10-19-24
Maureen Patricia Mitchell, Trustee

State of Nevada)
) ss
County of Lincoln)

This instrument was acknowledged before me on the 19th day of October, 2024
By: Gary Hayes Mitchell and Maureen Patricia Mitchell trustees of the Gary H. Mitchell and Maureen P. Mitchell Family Trust, dated November 20, 1997

Signature: Schaylee Norton
Notary Public

My Commission Expires: 07/20/27



STATE OF NEVADA
DECLARATION OF VALUE FORM

1. Assessor Parcel Number(s)
 a) 006-041-42
 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
 Other _____

FOR RECORDERS OPTIONAL USE ONLY
 Book _____ Page: _____
 Date of Recording: _____
 Notes: _____

3. a. Total Value/Sales Price of Property \$ 80,000.00
 b. Deed in Lieu of Foreclosure Only (value of property) _____
 c. Transfer Tax Value: \$ 80,000.00
 d. Real Property Transfer Tax Due \$ 312.00

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 %
 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 Gary H. Mitchell Capacity Grantor
 Signature Scott A. Cline Capacity Grantee

SELLER (GRANTOR) INFORMATION
(REQUIRED)
 Print Name: Gary H. Mitchell and Maureen P. Mitchell Family Trust, dated November 20, 1997
 Address: PO Box 282
 City: Pioche
 State: NV Zip: 89043

BUYER (GRANTEE) INFORMATION
(REQUIRED)
 Print Name: Cline Family Trust, dated June 24, 2016
 Address: PO Box 697
 City: Pioche
 State: NV Zip: 89043

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)
 Print Name: Stewart Title Company Escrow # 2430237 NW
 Address: 7251 W Lake Mead Blvd, Suite 350
 City: Las Vegas State: NV Zip: 89128