

A.P.N.: 001-192-05
File No: 13896-2677801 (TV)
R.P.T.T.: \$1,482.00

LINCOLN COUNTY, NV **2024-167556**
\$1,519.00
RPTT:\$1482.00 Rec:\$37.00 10/31/2024 03:50 PM
FIRST AMERICAN TITLE INSURANCE COMPANY
OFFICIAL RECORD
AMY ELMER, RECORDER

When Recorded Mail To: Mail Tax Statements To:
Tracy A. Christenbery and Tracey S. Christenbery
309 Lupin Lane
Ridgecrest, CA 93555

GRANT, BARGAIN and SALE DEED

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

Ryan A. Hoover and Cheryl Parker, Co-Administrators of The Estate of Reed A Hoover
aka Reed Hoover deceased PR0200524

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

Tracy A. Christenbery and Tracey S. Christenbery, wife and husband as joint tenants with
right of survivorship

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

**That portion of the Southwest Quarter (SW 1/4) of Section 15, Township 1 North,
Range 67 East, M.D.B. and M., Lincoln County, Nevada, described as follows:**

**Parcel 16-A, as shown by map thereof in Plat Book B, Page 433, File Number 118170
in the Office of the County Recorder, 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 Estate of Reed A Hoover aka Reed Hoover
deceased, PRO200524

[Signature]
Ryan A Hoover, Administrator

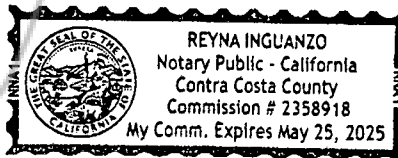
Signed in Counterpart
Cheryl Parker, Administrator

STATE OF California)
COUNTY OF Contra Costa) : ss.

This instrument was acknowledged before me on 10-23-2024 by
Ryan A Hoover

[Signature]
Notary Public
(My commission expires: 5/25/25)

This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed under Escrow
No. 13896-2677801.



**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 001-192-05
- 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
- i) Other _____

FOR RECORDERS OPTIONAL USE

Book _____ Page: _____
Date of Recording: _____
Notes: _____

- 3. a) Total Value/Sales Price of Property: \$380,000.00
- b) Deed in Lieu of Foreclosure Only (value of property) (\$ _____)
- c) Transfer Tax Value: \$380,000.00
- d) Real Property Transfer Tax Due \$1,482.00

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: [Signature]

Capacity: Grantor

Signature: _____

Capacity: _____

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

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

Ryan A. Hoover and Cheryl
Parker, Co-Administrators of The
Estate of Reed A Hoover aka
Reed Hoover deceased

Tracy A. Christenbery and
Tracey S. Christenbery

Print Name: PR0200524

Print Name: _____

Address: 2000 Paseo Verde

Address: 309 Lupin Lane

City: Henderson #200

City: Ridgecrest

State: NV Zip: 89074

State: CA Zip: 93555

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

First American Title Insurance

Print Name: Company

File Number: 13896-2677801 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)