

A.P.N.: 013-030-42
File No: 13896-2678646 (TV)
R.P.T.T.: \$187.20

LINCOLN COUNTY, NV **2024-167559**
\$224.20
RPTT:\$187.20 Rec:\$37.00 11/04/2024 12:36 PM
FIRST AMERICAN TITLE INSURANCE COMPANY
OFFICIAL RECORD
AMY ELMER, RECORDER

When Recorded Mail To: Mail Tax Statements To:
Robert R. Path and Diane L. Path, as Trustees of The Robert
R. & Diane L. Path Family Trust dated 6/8/2020
Po Box 822
Caliente, NV 89042

GRANT, BARGAIN and SALE DEED

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

Rodney Paul Hawkins, an unmarried man, and Lindsay Jo Landgren, an unmarried woman, as joint tenants with right of survivorship

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

Robert R. Path and Diane L. Path, as Trustees of The Robert R. & Diane L. Path Family Trust dated 6/8/2020

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

Parcel I:

The Northeast Quarter (NE 1/4) of the Northwest Quarter (NW 1/4) of the Northwest Quarter (NW 1/4) of Section 2, Township 3 South, Range 67 East, Mount Diablo Base & Meridian, more particularly described as follows:

Parcel Two (2) as shown on that certain Parcel Map for Paul V. Long & Patricia M. Livreri recorded November 05, 1999 as File No. 113562 in Plat Book "B" at Page 257, in the Office of the County Recorder of Lincoln County, Nevada.

Parcel II:

A Non-Exclusive easement for ingress, egress and public utilities as shown on Parcel Map recorded November 5, 1999 in Book "B", Page 257 as Instrument No. 113562 in of the Office of the Lincoln County Recorder.

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.

COPY

Lindsay Jo Landgren

Lindsay Jo Landgren Lindsay Jo Landgren

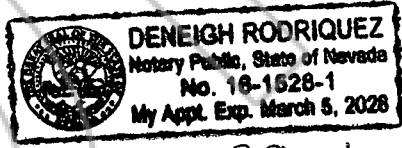
Rodney Paul Hawkins

Rodney Paul Hawkins

STATE OF **NEVADA**)
 : **ss.**
COUNTY OF **CLARK**)

This instrument was acknowledged before me on October 30, 2024 by
Lindsay Jo Landgren and Rodney Paul Hawkins

[Signature]
Notary Public
(My commission expires: 3-5-2028)



Nevada

16-1528-1

This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed under Escrow No. 13896-2678646.

Exp 3/5/2028

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 013-030-42
- 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
- i) Other _____

FOR RECORDERS OPTIONAL USE

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

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

\$48,000.00

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

c) Transfer Tax Value: _____

\$48,000.00

d) Real Property Transfer Tax Due _____

\$187.20

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)**

Print Name: Rodney Paul Hawkins and Lindsay Jo Landgren
Address: PO Box 1314
City: Haiu
State: ID Zip: 83333

Print Name: Robert R. Path and Diane L. Path, as Trustees of The Robert R. & Diane L. Path Family Trust dated 6/8/2020
Address: PO Box 822
City: Caliente
State: NV Zip: 89042

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

Print Name: First American Title Insurance Company
Address: 10000 W Charleston Blvd, Suite 180
City: Las Vegas

File Number: 13896-2678646 TV/ TV
State: NV Zip: 89135

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