DOC # 0152238

06/26/2017

4 : 12 PM

Official Record
Recording requested By

Recording requested By FIRST AMERICAN TITLE

Lincoln County - NV Leslie Boucher - Recorder

Fee: \$41.00 Page 1 of 3
RPTT: \$982.80 Recorded By: AE

Book- 312 Page- 0296

0152235

A.P. No.

312119

Escrow No.

116-2523168-DW/VT

R.P.T.T.

\$982.80

WHEN RECORDED RETURN TO: Scott Petersen and Christine Petersen 269 Avery Road Caliente, NV 89008

MAIL TAX STATEMENTS TO: SOUTH A Charletine Peterson 269 Avery Road Caliente, NV 89008

GRANT, BARGAIN and SALE DEED

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

Wanda Catherine Tennille

do(es) hereby GRANT, BARGAIN and SELL to

Scott Petersen and Christine Petersen

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

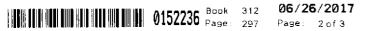
THAT PORTION OF THE NORTHWEST QUARTER (NW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 7, TOWNSHIP 4 SOUTH, RANGE 67 EAST, M.D.B.&M. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF PARCEL 4A OF THAT CERTAIN PARCEL MAP RECORDED JUNE 20, 1995 IN BOOK A OF PLATS, PAGE 447 AS FILE NO. 104645, FROM WHICH THE SOUTHEAST CORNER OF SAID SECTION 7 BEARS SOUTH 41& #176;55'53" EAST 3,134.94 FEET; THENCE NORTH 39& #176;20'33" WEST 321.30 FEET; THENCE SOUTH 35& #176;58'35" WEST 237.95 FEET; THENCE SOUTH 53& #176;14'31" WEST 231.78 FEET; THENCE SOUTH 41& #176;43'56" EAST 285.27 FEET; THENCE NORTH 48& #176;55'42" EAST 450.04 FEET TO THE POINT OF BEGINNING.

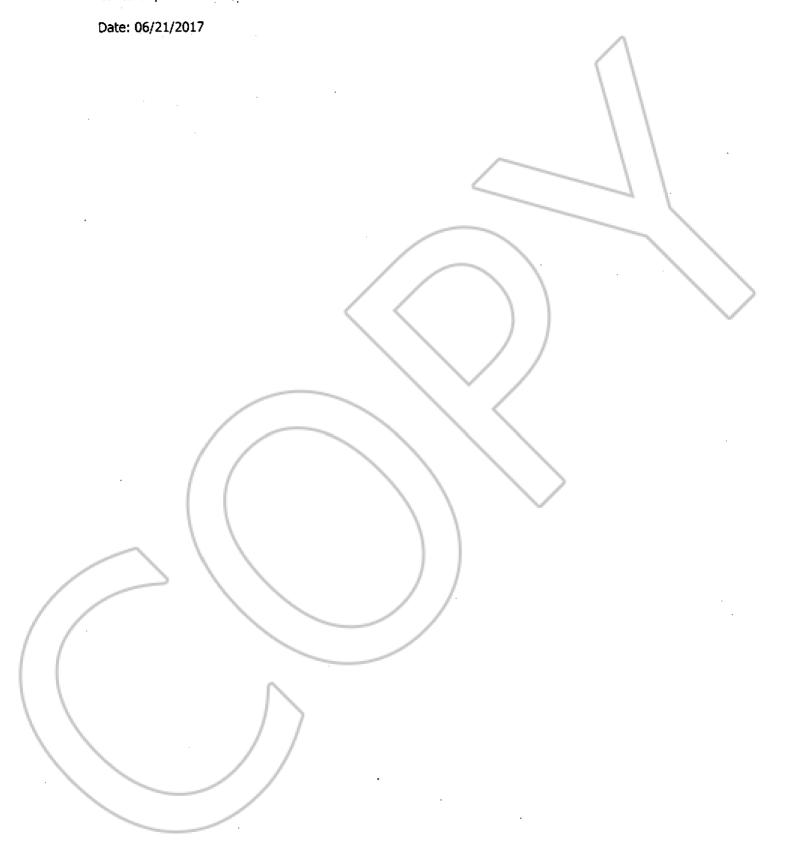
NOTE: THE ABOVE METES AND BOUNDS DESCRIPTION APPEARED PREVIOUSLY IN THAT CERTAIN DOCUMENT RECORDED NOVEMBER 09, 2011, IN BOOK 267, PAGE 0562, AS INSTRUMENT NO. 139836

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.



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.



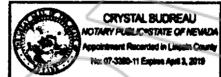
STATE OF NEVADA)	SS.
COUNTY OF CHARK-)	

This instrument was acknowledged before me on

21 June 2017 Wanda Catherine Tennille.

Notary Public

(My commission expires: Apr. 3 2019)



This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated 06/21/2017 under Escrow No. 116-2523168

STATE OF NEVADA **DECLARATION OF VALUE** Assessor Parcel Number(s) 1. a) 312119 Recording requested By FIRST AMERICAN TITLE b) C) Lincoln County - NV d) Leslie Boucher - Recorder 2. Type of Property Page 1 of 1 Fee: \$41.00 FOR F RPTT: \$982.80 Single Fam. Res. Vacant Land Recorded By: AE a) Book- 312 Page- 0296 Condo/Twnhse d) 2-4 Plex Book C) Apt. Bldg. f) Comm'l/Ind'l Date of Recording: e) h) Mobile Home Agricultural Notes: g) Other i) \$252,000.00 a) Total Value/Sales Price of Property: 3. \$ b) Deed in Lieu of Foreclosure Only (value of property) \$252,000.00 c) Transfer Tax Value: \$982.80 d) Real Property Transfer Tax Due If Exemption Claimed: 4. a. Transfer Tax Exemption, per 375.090, Section: b Explain reason for exemption: Partial Interest: Percentage being transferred: 5. 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 injuffy and severally liable for any additional amount owed. Capacity: titul Ex Signature: Capacity: Signature: **BUYER (GRANTEE) INFORMATION SELLER (GRANTOR) INFORMATION** (REQUIRED) (REQUIRED) Scott Petersen and Christine Petersen Print Name:

116-2523168 DW/DW File Number: First American Title Insurance Company

18900K

Wanda Catherine Tennille

2500 Paseo Verde Parkway, Suite 120

Zio:

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

Print Name:

Print Name:

Henderson

Address

City:

Address:

City:

State:

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

Address:

Caliente

NV

NV

City:

State:

State:

269 Avery Road

Zip:

Zip: 89074

89008