

Official RecordRecording requested By
FIRST AMERICAN TITLELincoln County - NV
Leslie Boucher - RecorderFee: \$41.00 Page 1 of 3
RPTT: \$982.80 Recorded By: AE
Book- 312 Page- 0296

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:
Scott & Christine Petersen
269 Avery Road
Caliente, NV 89008



0152236

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°17'55" EAST 3,134.94 FEET; THENCE NORTH 39°17'20" WEST 321.30 FEET; THENCE SOUTH 35°17'58" WEST 237.95 FEET; THENCE SOUTH 53°17'14" WEST 231.78 FEET; THENCE SOUTH 41°17'43" EAST 285.27 FEET; THENCE NORTH 48°17'55" 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.

Date: 06/21/2017

COPY

STATE OF NEVADA
DECLARATION OF VALUE

- 1. Assessor Parcel Number(s)
 - a) 312119
 - b) _____
 - c) _____
 - d) _____

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- 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 F

Page 1 of 1 Fee: \$41.00
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Book _____
Date of Recording: _____
Notes: _____

- 3. a) Total Value/Sales Price of Property: \$252,000.00
- b) Deed in Lieu of Foreclosure Only (value of property) (\$ _____)
- c) Transfer Tax Value: \$252,000.00
- d) Real Property Transfer Tax Due \$982.80
- 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: Wanda Catherine Tennille
Signature: _____

Capacity: Grantor
Capacity: _____

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

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

Print Name: Wanda Catherine Tennille
Address: PO BOX 717
City: Caliente
State: NV Zip: 89008

Print Name: Scott Petersen and Christine Petersen
Address: 269 Avery Road
City: Caliente
State: NV Zip: 89008

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

Print Name: First American Title Insurance Company File Number: 116-2523168 DW/DW
Address: 2500 Paseo Verde Parkway, Suite 120
City: Henderson State: NV Zip: 89074

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