

LINCOLN COUNTY, NV **2018-154800**
\$35.00
RPTT:\$0.00 Rec:\$35.00 **06/19/2018 09:46 AM**
COW COUNTY TITLE CO. Pgs=5 AK
OFFICIAL RECORD
LESLIE BOUCHER, RECORDER E03

A.P.N. No.:	002-082-03 and 002-082-05
RPTT	EXEMPT 3
Escrow No.:	79141
Recording Requested By:	
Cow County Title Co.	
When Recorded Mail To:	
KIMBER LEE KURILLA	
336 FALCON LANE	
LAS VEGAS, NV 89107	

(for recorders use only)

GRANT, BARGAIN AND SALE DEED

Re-recording to correct legal description

122272

APN: 002-082-03
002-082-05

R.P.T.F. _____

RETURN RECORDED DEED TO:

FILED FOR RECORDING
AT THE REQUEST OF

Wanda Green

2004 MAY 11 PM 1 54

LINCOLN COUNTY RECORDED
FEE 150 DEPT 390 DEPT 10
LESLIE BOUCHER

GRANTEE/MAIL TAX STATEMENTS TO:

James G Ryan
1700 N. Walnut Rd
Las Vegas
NV 89115

I hereby certify that the foregoing is a full and correct copy of the original document as of 6/7/2018 at 1:41 PM
Now of record in this office of Lincoln County Nevada in book 186 on page 156
Date 6/7/18

Recorder Leslie Boucher

Amanda Kulani, Recording Deputy

GRANT, BARGAIN AND SALE DEED

THIS INDENTURE, made this 11 day of May, 2004, by and between Clifford and Wanda Green, alas _____, Grantor, and James G Ryan, alas _____, Grantee.

WITNESSETH

One hundred thousand dollars \$100,000.00

That Grantor, in consideration of the sum of ~~Ten Dollars (\$10)~~ lawful money of the United States, and good and valuable consideration, paid to Grantor by Grantee, the receipt whereof is hereby acknowledged, does by these presents grant, bargain, and sell to Grantee and to Grantee's successors and assigns, all that certain lot, piece, or parcel of land situated in Panaca, County of Lincoln, State of Nevada, and more particularly described as follows:

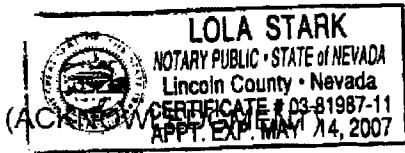
(Insert legal description here, or reference exhibit A attached and incorporated by reference. Check NRS 111.312 concerning the recordation of documents pertaining to property with metes and bounds legal description.) Portion Lots 3 & 4 Block 4

TOGETHER WITH all and singular the tenements, hereditaments, and appurtenances thereunto belonging or in anywise appertaining, and the reversion and reversions, remainder or remainders, rents, issues, and profits thereof.

TO HAVE AND TO HOLD all and singular the premises, together with the appurtenances, unto Grantee and to Grantee's successors and assigns forever.

IN WITNESS WHEREOF, Grantor has executed this conveyance the day and year first above written.

Lola Stark
Print name LOLA STARK



Note: Effective July 1, 2003, all documents (except maps) submitted for recording in Nevada must be on 8½ inch by 11 inch paper, have a margin of 1 inch on the left and right sides and at the bottom of each page, have a space of 3 inches by 3 inches at the upper right corner of the first page, and have a margin of 1 inch at the top of each succeeding page. (NRS 247.110(4), effective July 1, 2003) Documents recorded in Clark County, Nevada, were required to be in that format prior to July 1, 2003.

X Clifford S Green

Wanda Green

State of Nevada
County of Clark
On this 1st day of May, 2007, Clifford S Green personally appeared before me.
 whose identity I verify on the basis of AKO
 who is personally known to me.
 whose identity I verify on the oath/affirmation of _____ a credible witness.

State of Nevada
County of Lincoln

This instrument was acknowledged before me on 5-11, 2007 by Wanda Green
DATE NAME OF PERSON

Lola Stark
(Signature of notarial officer)

to be the signer of the foregoing document, and he/she acknowledge that he/she signed it.



SEAL
NOTARY PUBLIC
STATE OF NEVADA
County of Clark
ROBERT STREET

My Commission expires: 1-15-07 Notary Public No. 98-49376-1 Appointment Expires Jan. 15, 2007



State of Nevada Declaration of Value

1. Assessor Parcel Number(s)

- a) 002-082-03
- b) 002-082-05
- c) _____
- d) _____

2. Type of Property

- a) Vacant Land
- c) Condo/Townhouse
- e) Apartment Building
- g) Agriculture
- i) other _____
- b) Single Family Res.
- d) 2-4 Plex
- f) Commercial /Ind'l
- h) Mobile Home

FOR RECORDERS OPTIONAL USE ONLY	
Document / Instrument #	<u>122272</u>
Book:	<u>186</u> Page: <u>150</u>
Date of Recording:	<u>May 11, 2004</u>
Notes:	

3. Total Value / Sales Price of Property \$ 100,000.00
 Deed In Lieu Only (value of forgiven debt) \$ _____
 Taxable Value \$ _____
 Real Property Transfer Tax Due: \$ 390.00

4. If Exemption Claimed:

- a. Transfer Tax Exemption, per NRS 375.090, section: _____
- b. Explain Reason for Exemption: _____

5. Partial Interest: Percentage being transferred: _____ %

The undersigned Seller (Grantor)/Buyer (Grantee), 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 1/2% per month. Pursuant to NRS 375.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

Signature _____ Capacity _____

Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION

BUYER (GRANTEE) INFORMATION

Print Name Wanda J Green
 Address 1420 Chestnut St
 City Henderson
 State NV Zip 89015

Print Name James G Ryan
 Address 1700 N Walnut Rd
 City Las Vegas
 State NV Zip 89115

COMPANY/PERSON REQUESTING RECORDING (REQUIRED IF NOT BUYER OR SELLER)

Co. Name _____ Esc. # _____
 Address _____
 City _____ State: _____ Zip _____

(As a public record, this form may be recorded / microfilmed)

BOOK 186 PAGE 158

EXHIBIT "A"
LEGAL DESCRIPTION

File Number: 79141

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

PARCEL 1

A portion of Lots Three (3) and Four (4) in Block Four (4) in the Town of Panaca, County of Lincoln, State of Nevada, described as follows:

Beginning at the Northeast (NE) corner of Lot 3 and running South along the Eastern boundary of said Lot 3 a distance of 15 feet to the true point of beginning;
Thence continuing South a distance of 107 feet;
Thence West a distance of 528 feet;
Thence North a distance of 107 feet;
Thence East a distance of 528 feet to the true point of beginning.

ASSESSOR'S PARCEL NUMBER FOR 2016 - 2017: 002-082-03

The above legal description is a metes and bounds description and was obtained from an Executor's Deed, recorded March 20, 2017 in Book 309 Official Records, page 517 as File No. 151028, Lincoln County, Nevada records.

This additional information required by NRS 111.312 and NRS 239B.030.

PARCEL 2

A portion of Lots Three (3) and Four (4) in Block Four (4) in the Town of Panaca, County of Lincoln, State of Nevada, described as follows:

Beginning at the Northeast (NE) corner of Lot 3 and running South along the Eastern boundary of said Lot 3 a distance of 122 feet to the true point of beginning;
Thence continuing South a distance of 70 feet;
Thence West a distance of 153 feet;
Thence South a distance of 72 feet;
Thence West a distance of 375 feet;
Thence North a distance of 142 feet;
Thence East a distance of 528 feet to the true point of beginning.

ASSESSOR'S PARCEL NUMBER FOR 2016 - 2017: 002-082-05

The above legal description is a metes and bounds description and was obtained from an Executor's Deed, recorded March 20, 2017 in Book 309 Official Records, page 526 as File No. 151029, Lincoln County, Nevada records.

This additional information required by NRS 111.312 and NRS 239B.030.

(One inch Margin on all sides of Document for Recorder's Use Only)

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)

- a) 002-082-03
- b) 002-082-05
- 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 RECORDER'S OPTIONAL USE ONLY	
Book: _____	Page: _____
Date of Recording: _____	
Notes:	

3. Total Value/Sale Price of Property

Deed in Lieu of Foreclosure Only (value of Property) (_____)

Transfer Tax Value: _____

Real Property Transfer Tax Due: _____

4. If Exemption Claimed:

- a. Transfer Tax Exemption per NRS 375.090, Section 3
- b. Explain Reason for Exemption: Re-Recording Deed to Correct Legal Description in Deed recorded in Book 186, page 156, File No 122272

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  Capacity Agent

Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: Clifford & Wanda J. Green
Address: 1420 Chestnut street
City: Henderson
State: NV Zip: 89015

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: James G. Ryan
Address: 1700 N. Walnut Road
City: Las Vegas
State: NV Zip: 89115

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

Print Name: Cow County Title Co. Escrow #: 79141
Address: 761 S. Raindance Drive
City: Pahrump State: NV Zip: 89048

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED