

LINCOLN COUNTY, NV

2018-154958

\$35.00

RPTT:\$0.00 Rec:\$35.00

07/13/2018 03:29 PM

FIRST AMERICAN TITLE RENO

Pgs=3 LB

OFFICIAL RECORD

LESLIE BOUCHER, RECORDER

E02

511

APN: Ptn. of 001-093-01

AFTER RECORDING RETURN TO:
NEVADA DEPT. OF TRANSPORTATION
RIGHT-OF-WAY DIVISION
ATTN: STAFF SPECIALIST, ACQ.
1263 S. STEWART ST.
CARSON CITY, NV. 89712

MAIL TAX STATEMENTS TO:
RIGHT-OF-WAY DIVISION
1263 S. STEWART ST.
CARSON CITY, NV 89712

LEGAL DESCRIPTION PREPARED BY:
JEFFREY J. HENKELMAN, P.L.S.
NEVADA DEPT. OF TRANSPORTATION
RIGHT-OF-WAY DIVISION
1263 S. STEWART ST.
CARSON CITY, NV. 89712

Project No.: SP-000M(051)
E.A.: 74081
Parcel: S-321-LN-002.775

DEED

THIS DEED, made this 13 day of July, 2018
between Elayne Coroneos and James Smerek, as Joint tenants, hereinafter called
GRANTOR, and the STATE OF NEVADA, acting by and through its Department of
Transportation, hereinafter called GRANTEE,

WITNESSETH:

That the GRANTOR, for and in consideration of the sum of ONE DOLLAR (\$1.00),
lawful money of the United States of America, and other good and valuable consideration, the
receipt whereof is hereby acknowledged, does by these presents grant, bargain, and sale unto
the GRANTEE and to its assigns forever, for those purposes as contained in Chapter 408 of
the Nevada Revised Statutes, all that certain real property of GRANTOR, said real property
situate, lying and being in the Town of Pioche, County of Lincoln, State of Nevada, and more
particularly described as being a portion of the NW 1/4 of the SE 1/4 of Section 22,
T. 1 N., R. 67 E., M.D.M., and further described as being a portion of Lot 2 and a portion of Lot
33, all in Block 1, shown and delineated on the Official Map of Pioche, Lincoln County, Nevada,
dated January 5, 1874 and more fully described by metes and bounds as follows:

BEGINNING at a point on the right or easterly right-of-way line of
SR-321 (Lacour Street), 23.58 feet right of and at right angles to Highway
Engineer's Station "C" 105+47.04 P.O.T.; said point of beginning further

described as bearing S. 20°46'48" E. a distance of 3,245.17 feet from a 0.2 foot BRASS CAP IN CONCRETE STAMPED "T1N R67E 1/4 15/22 COR 1981 RLS 3644", accepted as the north quarter corner of said Section 22; thence N. 13°37'01" W., along the easterly right-of-way line of said SR-321, a distance of 19.85 feet to the south wall of the Pioche Firehouse Building; thence N. 78°38'43" E., along said south wall of the Pioche Firehouse Building, a distance of 28.00 feet to the southeasterly boundary line of said Lot 2; thence S. 42°33'34" W., along said southeasterly boundary line, a distance of 33.67 feet to the point of beginning; said parcel contains an area of 278 square feet (0.01 acres).

EXCEPTING THEREFROM any and all land lying under the Pioche Firehouse Building.

EXCEPTING THEREFROM any and all water rights appurtenant to said parcel.


The Basis of Bearing for this description is the NEVADA STATE PLANE COORDINATE SYSTEM, NAD 83/94 DATUM, East Zone as determined by the State of Nevada, Department of Transportation.

TOGETHER with all and singular the tenements, hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof; with the exception of any and all reservations as are previously hereinabove expressly excepted from this conveyance.

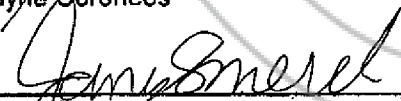
TO HAVE AND TO HOLD all and singular the said real property, together with the appurtenances, unto the said GRANTEE and to any heirs, successors and assigns forever.

This Deed may be executed simultaneously in one or more counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same instrument.

IN WITNESS WHEREOF said GRANTOR has hereunto signed on the day and year first above written.



Elayne Coroneos

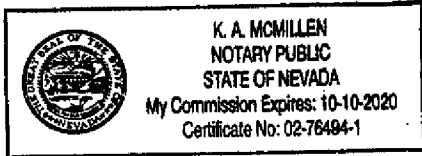


James Smerek

State of Nevada
County of NV

This instrument was acknowledged before me on 6/26/18 by
Elayne Coroneos

S
E
A
L



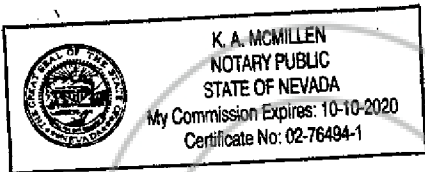
[Signature]
(Signature of notarial officer)

(Title and rank (optional))

State of Nevada
County of _____

This instrument was acknowledged before me on 6/26/18 by
James Smerek

S
E
A
L



[Signature]
(Signature of notarial officer)

(Title and rank (optional))

Legal Description verified against
Right-of-Way Plans [Signature] (Agent's Initials)
D18-73

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
 a) 001-093-01
 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: \$37,000.00
 b) Deed in Lieu of Foreclosure Only (value of property) (\$ _____)
 c) Transfer Tax Value: \$37,000.00
 d) Real Property Transfer Tax Due \$ 0

4. **If Exemption Claimed:**
 a. Transfer Tax Exemption, per 375.090, Section: 2
 b. Explain reason for exemption:
TRANSFER TO STATE OF NEVADA

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]
 Signature: [Signature]

Capacity: GRANTOR
 Capacity: GRANTOR

SELLER (GRANTOR) INFORMATION (REQUIRED)

BUYER (GRANTEE) INFORMATION (REQUIRED)

Print Name: Elayne Coroneos / JAMES SMEREK
 Address: 3. Lowery St
 City: Henderson
 State: NV Zip: 89015

Print Name: State of Nevada
 Address: 1263 S. Stewart St.
 City: Carson City
 State: NV Zip: 89712

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

First American Title Insurance
 Print Name: Company File Number: 121-2508043 MLR/pb
 Address: 5310 Kietzke Lane, Suite 100
 City: Reno State: NV Zip: 89511-2043

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Signature: [Signature]
Signature: _____

Capacity: R.O.W. agent
Capacity: _____

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

Print Name: Elayne Coroneos / JAMES SALEX
Address: 3100 Hwy St
City: Henderson
State: NV Zip: 89015

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

Print Name: State of Nevada
Address: 1263 S. Stewart St.
City: Carson City
State: NV Zip: 89712

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

First American Title Insurance
Print Name: Company
Address: 5310 Kietzke Lane, Suite 100
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State: NV Zip: 89511-2043

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