

LINCOLN COUNTY, NV

2018-155605

\$35.00

RPTT:\$0.00 Rec:\$35.00

12/12/2018 02:59 PM

FIRST AMERICAN TITLE PASEO VERDE

Pgs=3 AK

OFFICIAL RECORD

LESLIE BOUCHER, RECORDER

E02

APN: 001-093-08

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

2546975

Project No.: SP-000M(051)

E.A.: 74081

Parcel: S-321-LN-002.774

DEED

THIS DEED, made this 16th day of October, 2018
between Stephanie W. Allen, 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, excepting and reserving, to the GRANTOR, heirs, executors, administrators, successors and assigns any and all water rights appurtenant to 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 all of Lot 1 and a portion of Lot 33, Block 1 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 Section 22, T. 1 N., R. 67 E., M.D.M.; thence N. 42°33'34" E., along the northwesterly boundary line of Lot 1, a distance of 33.67 feet; to the south wall of the Pioche Firehouse building; thence N. 78°38'43" E., along the south wall of said building, a distance of 4.59 feet to the southeast corner of said building; thence N. 13°27'34" W., along the east wall of said building, a distance of 3.26 feet to the southeasterly boundary line of Lot 2; thence N. 42°33'34" E., along said boundary line, a distance of 2.32 feet to the northerly boundary line of said Lot 2; thence S. 86°03'30" W., along said boundary line, a distance of 1.95 feet to the east wall of said building; thence N. 13°27'34" W., along said east wall, a distance of 11.40 feet to the northeast corner of said building; thence S. 77°15'09" W., along the north wall of said building, a distance of 1.15 feet to the northwesterly boundary line of Lot 33; thence N. 31°59'59" E., along said boundary line, a distance of 4.85 feet to the northeasterly corner of Lot 33; thence S. 42°14'52" E., along the northeasterly boundary line of Lot 33, a distance of 37.28 feet, to the westerly right-of-way line of SR-322 (Main St.); thence S. 38°01'55" W., along said westerly right-of-way line of SR-322, a distance of 52.40 feet to said right-of-way line of SR-321; thence N. 37°03'08" W., along said right-of-way line, a distance of 29.40 feet to the point of beginning; said parcel contains an area of 1,424 square feet (0.03 acres), as shown on EXHIBITS "A" and "B" attached hereto and made a part hereof

It is the intent of this instrument to convey and it does convey all of GRANTOR'S right, title and interest in and to all that real property described in that certain QUIT CLAIM DEED, filed for record on September 28, 2017, as Document No. 0152662, Book 314, Page 229, in the Office of the County Recorder, Lincoln County, Nevada.

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.

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

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.

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

Stephanie W. Allen
Stephanie W. Allen

Stephanie W. Allen

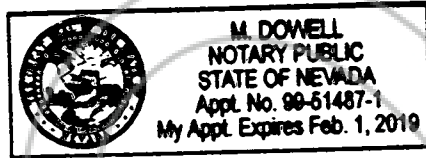
State of Nevada
County of Clark

This instrument was acknowledged before me on 10-16-18 by
Stephanie W. Allen.

S
E
A
L

[Signature]
(Signature of notarial officer)

Escrow Officer
(Title and rank (optional))



*M. Dowell
State of Nevada
App # 99-51487-1
Exp. 2-1-19*

D18-91
Legal Description verified against
Right-of-Way Plans *[Signature]* (Agent's Initials)

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
 a) 001-093-08
 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: \$-0-
 b) Deed in Lieu of Foreclosure Only (value of property) (\$ _____)
 c) Transfer Tax Value: \$-0-
 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 govt entity

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: Stephanie W. Allen Capacity: grantor

Signature: _____ Capacity: _____

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

Print Name: Stephanie W. Allen
 Address: 6420 E. Tropicana #320
 City: Las Vegas
 State: NV Zip: 89122

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

Print Name: Transportation
 Address: 1263 South Stewart Street
 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: 13895-2546975 MD/ MD
 Address: 2500 North Buffalo Drive, Suite 150
 City: Las Vegas State: NV Zip: 89128

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