

LINCOLN COUNTY, NV **2019-155831**
\$639.50
RPTT:\$604.50 Rec:\$35.00 **02/11/2019 12:08 PM**
FIRST AMERICAN TITLE PASEO VERDE Pgs=2 KE
OFFICIAL RECORD
AMY ELMER, RECORDER

A.P. No. 003-078-14
Escrow No. 116-2557575-dp/lf
R.P.T.T. \$604.50

WHEN RECORDED RETURN TO:

Paris Ann Petersen
P.O. Box 352
Caliente, NV 89008

MAIL TAX STATEMENTS TO:

Paris Ann Petersen
P.O. Box 352
Caliente, NV 89008

GRANT, BARGAIN and SALE DEED

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

James Matthew Gatzke and Holly Maureen Gatzke, as Trustees of the Gatzke Trust u/t/d
November 30, 2015

do(es) hereby *GRANT, BARGAIN and SELL* to

Paris Ann Petersen, an unmarried woman

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

THAT CERTAIN PARCEL OF LAND, SITUATE IN THE CITY OF CALIENTE, NEVADA, BEING THAT PORTION OF THE EAST HALF (E1/2) OF THE EAST HALF (E1/2) OF THE NORTHWEST QUARTER (NW1/4) OF SECTION 8, TOWNSHIP 4 SOUTH, RANGE 67 EAST, M.D.B.&M., MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**BEGINNING AT THE CENTER OF SAID SECTION 8, THENCE NORTH ALONG THE EAST LINE OF SAID NORTHWEST QUARTER (NW1/4) 1191.37 FEET;
THENCE WEST AT RIGHT ANGLES TO SAID EAST LINE, 514.50 FEET TO THE TRUE POINT OF BEGINNING;
THENCE NORTH, PARALLEL WITH SAID EAST LINE 54.13 FEET;
THENCE WEST AT RIGHT ANGLES 121.00 FEET;
THENCE SOUTH 54.13 FEET ALONG A LINE PARALLEL WITH AND DISTANT EAST 24.50 FEET MEASURED AT RIGHT ANGLES FROM THE WEST LINE OF SAID EAST HALF (E1/2) OF THE EAST HALF (E1/2) OF THE NORTHWEST QUARTER (NW1/4);
THENCE EAST AT RIGHT ANGLES TO SAID PARALLEL LINE, 121.00 FEET TO THE TRUE POINT OF BEGINNING, AND BEING KNOWN AS HOUSE NO. 16 IN RAILROAD ROW IN THE CITY OF CALIENTE, NEVADA.**

THE ABOVE METES AND BOUNDS LEGAL DESCRIPTION PREVIOUSLY APPEARED OF RECORD IN DOCUMENT RECORDED JUNE 22, 1988 IN BOOK 80, PAGE 307 AS DOCUMENT NO. 89041 IN THE OFFICE OF THE COUNTY RECORDER, LINCOLN COUNTY, NEVADA.

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.

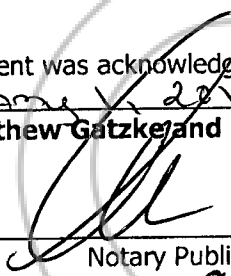
James Matthew Gatzke and Holly Maureen Gatzke, as Trustees of the Gatzke Trust u/t/d November 30, 2015

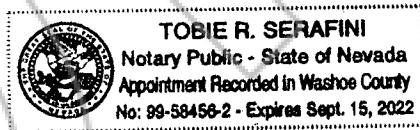

James Matthew Gatzke, Trustee


Holly Maureen Gatzke, Trustee

STATE OF NEVADA)
WASHOE : SS.
COUNTY OF ~~CLARK~~)

This instrument was acknowledged before me on February 20, 2019 by James Matthew Gatzke and Holly Maureen Gatzke.


Notary Public
(My commission expires: 9.15.22)



This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated 01/31/2019 under Escrow No. 116-2557575.

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 003-078-14
- 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: \$155,000.00
- b) Deed in Lieu of Foreclosure Only (value of property) (\$ _____)
- c) Transfer Tax Value: \$155,000.00
- d) Real Property Transfer Tax Due \$604.50

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: [Signature]
Signature: _____

Capacity: Agent
Capacity: _____

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

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

Print Name: The Gatzke Trust
Address: PO Box 658
City: Virginia City
State: NV Zip: 89440

Print Name: Paris Ann Petersen
Address: P.O. Box 352
City: Caliente
State: NV Zip: 89008

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

First American Title Insurance
Print Name: Company
Address: 2500 Paseo Verde Parkway, Suite 120
City: Henderson

File Number: 116-2557575 dp/ JB
State: NV Zip: 89074

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