

LINCOLN COUNTY, NV

**2019-156909**

\$356.75

RPTT:\$321.75 Rec:\$35.00

**08/21/2019 02:55 PM**

COW COUNTY TITLE CO.

Pgs=3 KE

**OFFICIAL RECORD**

**AMY ELMER, RECORDER**

APN: 013-170-18

**RECORDING REQUESTED BY**

Cow County Title Co.  
761 S Raindance Drive  
Pahrump, NV 89048

**WHEN RECORDED RETURN TO AND  
MAIL TAX BILL TO:**

Daniel Rivers and Shannon Rivers  
617 Mosswood Drive  
Henderson, NV 89002

Escrow No. 19-07-118964KW

**GRANT, BARGAIN, SALE DEED**

**THIS INDENTURE WITNESSETH:**

That Floyd J. Peek Jr. and Katherine J. Peek, husband and wife as *Joint Tenants*,

FOR A VALUABLE CONSIDERATION, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to

Daniel Rivers and Shannon Rivers, husband and wife as community property with rights of survivorship

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

SEE EXHIBIT "A" ATTACHED HERETO AND BY REFERENCE MADE A PART HEREOF FOR LEGAL DESCRIPTION.

**SUBJECT TO:**

1. Taxes paid current, rights of way, reservations, restrictions, easements and conditions of record.

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

WITNESS my hand this 21<sup>st</sup> day of August, 2019.

Floyd J. Peek Jr.

Katherine J. Peek


State of NEVADA }  
} SS:  
County of LINCOLN }

On 8/21/19, before me the undersigned Notary Public, personally appeared Floyd J. Peek Jr. and Katherine J. Peek, known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature

My Commission Expires: 11/18/21

 **KYLE A. WALLACE**  
Notary Public  
State of Nevada  
Appt. No. 17-3981-1  
My Appt. Expires Nov. 18, 2021

**Exhibit A**  
**LEGAL DESCRIPTION**

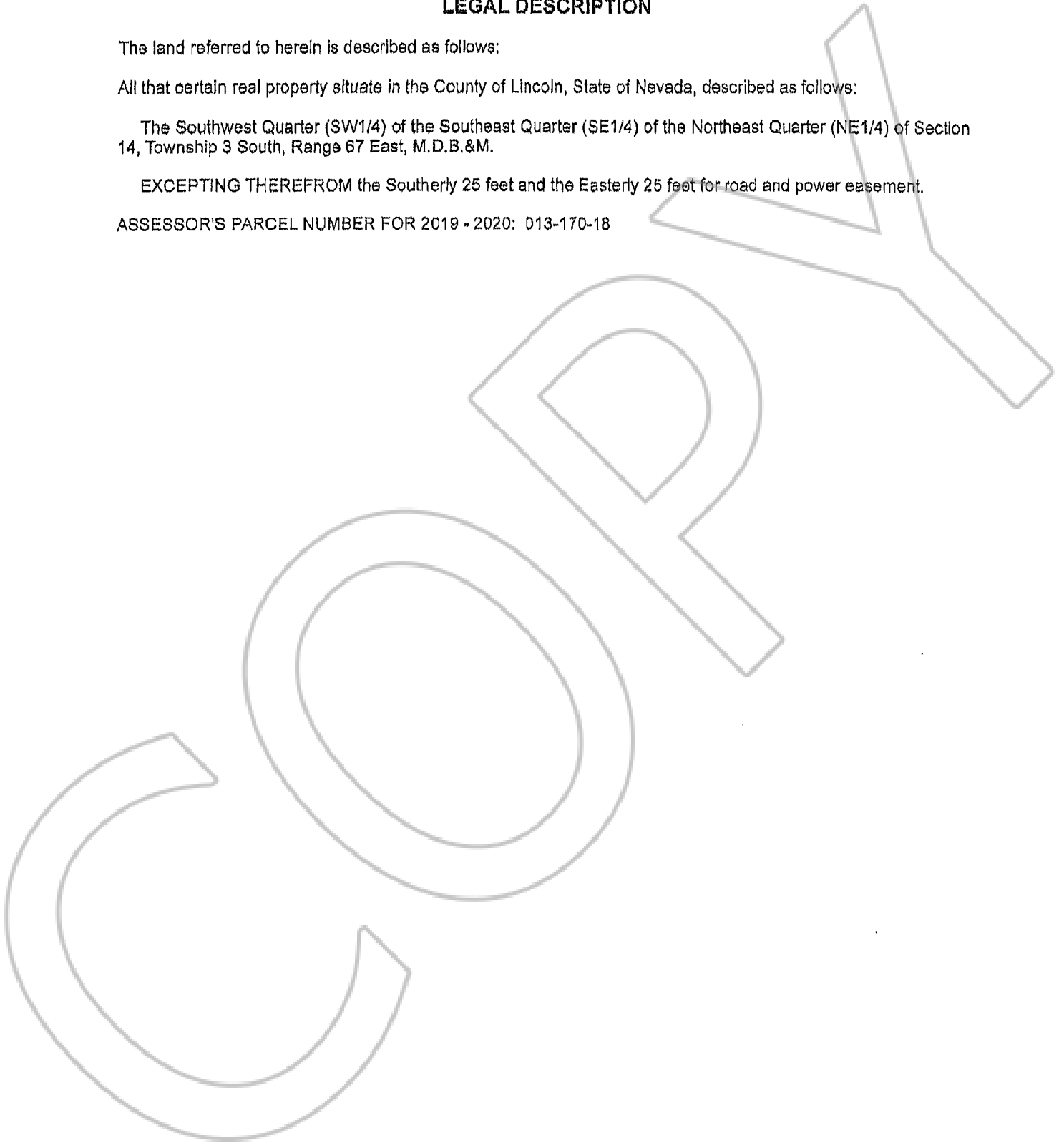
The land referred to herein is described as follows:

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

The Southwest Quarter (SW1/4) of the Southeast Quarter (SE1/4) of the Northeast Quarter (NE1/4) of Section 14, Township 3 South, Range 67 East, M.D.B.&M.

EXCEPTING THEREFROM the Southerly 25 feet and the Easterly 25 feet for road and power easement.

ASSESSOR'S PARCEL NUMBER FOR 2019 - 2020: 013-170-18



**STATE OF NEVADA  
DECLARATION OF VALUE**

**1. Assessor Parcel Number(s):**

- a) 013-170-18
- b) \_\_\_\_\_
- b) \_\_\_\_\_
- b) \_\_\_\_\_

**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
- Other \_\_\_\_\_

FOR RECORDERS OPTIONAL USE ONLY	
Book: _____	Page: _____
Date of Recording: _____	
Notes: _____	

- 3. a) **Total Value/Sales Price of Property:** 82,500.00
- b) Deed in Lieu of Foreclosure Only (value of property) \$ .00
- c) Transfer Tax Value: \$ 82,500.00
- d) Real Property Transfer Tax Due: \$ 321.75

**4. If Exemption Claimed:**

- a) Transfer Tax Exemption, per NRS 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: *Floyd J. Peek Jr.* Capacity: Grantor

Signature: *Katherine J. Peek* Capacity: Grantee

**SELLER (GRANTOR) INFORMATION**

**Print Name:** Floyd J. Peek Jr. and Katherine J. Peek  
**Address:** PO Box 602  
**City/State/Zip:** Moapa, NV 89025

**BUYER (GRANTEE) INFORMATION**

**Print Name:** Daniel Rivers and Shannon Rivers  
**Address:** 617 Mosswood Drive  
**City/State/Zip:** Henderson, NV 89002

**COMPANY/PERSON REQUESTING RECORDING**

Cow County Title Co.  
 761 S Raindance Drive  
 Pahrump, NV 89048

**Escrow No.** 19-07-118964KW

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED