

LINCOLN COUNTY, NV  
\$542.00  
RPTT:\$507.00 Rec:\$35.00  
FA NV DIRECT TITLE  
OFFICIAL RECORD  
AMY ELMER, RECORDER

**2019-156996**

**09/13/2019 09:50 AM**

Pgs=2 AK

A.P. No. 002-131-10  
Escrow No. 116-2557190-dp/CJ  
R.P.T.T. \$507.00

*WHEN RECORDED RETURN TO:*

Glen Wadsworth, Jr. and Tammy Wadsworth  
24 North Fifth Street  
Panaca, NV 89042

*MAIL TAX STATEMENTS TO:*

Glen Wadsworth, Jr. and Tammy Wadsworth  
24 North Fifth Street  
Panaca, NV 89042

**GRANT, BARGAIN and SALE DEED**

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

Kathleen V. Wadsworth, a widow

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

Glen Wadsworth, Jr. and Tammy Wadsworth, husband and wife as joint tenants with right of survivorship

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

**THAT PORTION OF LOT 4 IN BLOCK 45, IN THE TOWN OF PANACA, COUNTY OF LINCOLN, STATE OF NEVADA AS SHOWN ON THE OFFICIAL MAP THEREOF MORE PARTICULARLY DESCRIBED AS FOLLOWS:**

**PARCEL 1 OF THAT CERTAIN PARCEL MAP RECORDED OCTOBER 13, 2000 IN BOOK B OF PLATS PAGE 344 AS FILE NO. 115398, LINCOLN COUNTY NEVADA RECORDS.**

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.

Grantee herein is prohibited from conveying captioned property for any sales price for a period of 45 days from 09/13/2019. After this 45 day period, Grantee is further prohibited from conveying the property for a sales price greater than \$156,000.00 until 90 days from 09/13/2019. These restrictions shall run with the land and are not personal to the Grantee.

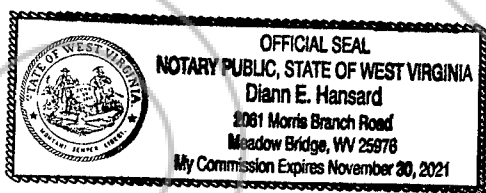
*Kathleen V. Wadsworth*

Kathleen V. Wadsworth

STATE OF West Virginia )  
: ss.  
COUNTY OF Monroe )

This instrument was acknowledged before me on August 23, 2019 by

Kathleen V. Wadsworth.  
*Diann E. Hansard*  
DIANN E. HANSARD Notary Public  
My commission expires: November 30, 2021



**BLIND AFFIDAVIT**

I, Jack R. Vickers, do hereby declare under penalty of perjury that I have read, in their entirety, the documents required in Escrow No. 116-2557190 including but not limited to escrow instructions, conveyancing documents, and loan documents (if applicable) to the property located at 24 N. Fifth Street, Panaca, Nevada 89042.

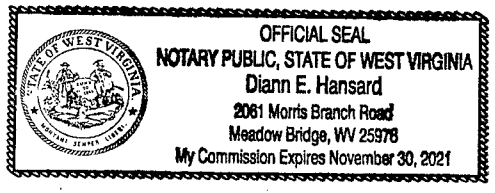
*Jack R. Vickers*  
Jack R. Vickers

STATE OF West Virginia )  
: ss.  
COUNTY OF Monroe )

This instrument was acknowledged before me on August 23, 2019 by Jack R. Vickers

*Diann E. Hansard*  
DIANNE E. HANSARD Notary Public  
My commission expires: November 30, 2021

This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated 08/21/2019 under Escrow No. 116-2557190



**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)  
 a) 002-131-10  
 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: \$130,000.00  
 b) Deed in Lieu of Foreclosure Only (value of property) ( \$ \_\_\_\_\_ )  
 c) Transfer Tax Value: \$130,000.00  
 d) Real Property Transfer Tax Due \$507.00

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: *Kathleen V. Wadsworth*  
 Signature: \_\_\_\_\_

Capacity: *Agent*  
 Capacity: \_\_\_\_\_

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

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

Print Name: Kathleen V. Wadsworth  
 Address: 5139 Rich Creek Valley Road  
 City: Peterstown  
 State: WV      Zip: 24963

Print Name: Glen Wadsworth, Jr. and Tammy Wadsworth  
 Address: 24 North Fifth Street A and B  
 City: Panaca  
 State: NV      Zip: 89042

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

Print Name: FANV-Direct Title / First American Title      File Number: 116-2557190 dp/ JB  
 Address: 2500 Paseo Verde Parkway, Suite 120  
 City: Henderson      State: NV      Zip: 89074

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