

LINCOLN COUNTY, NV

2019-157017

\$35.00

RPTT:\$0.00 Rec:\$35.00

09/19/2019 12:58 PM

FA NV DIRECT TITLE

Pgs=5 AK

OFFICIAL RECORD

AMY ELMER, RECORDER

E03

APN# 001-091-04

Recording Requested by and Return To:

Name: First American Title

Address: 2500 Paseo Verde Pkwy #120

City/State/Zip: Henderson, NV 89074

Grant, Bargain and Sale Deed
(Title on Document)

Re-record document 2019-156253 to correct the
legal description

File No. 116-2562675(DP) _____

LINCOLN COUNTY, NV **2019-156253**
\$378.20
RPTT:\$343.20 Rec:\$35.00 05/15/2019 11:42 AM
FIRST AMERICAN TITLE PASEO VERDE Pgs=2 KE
OFFICIAL RECORD
AMY ELMER, RECORDER

A.P. No. 001-091-04
Escrow No. 116-2562675-dp/lf
R.P.T.T. \$343.20

WHEN RECORDED RETURN TO:

Patrick A. Yeager
PO Box 461
Pioche, NV 89043

MAIL TAX STATEMENTS TO:

Patrick A. Yeager
PO Box 461
Pioche, NV 89043

GRANT, BARGAIN and SALE DEED

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

Larry Richards, Judie Richards, and Darby Porter, a married woman, as joint tenants with full rights of survivorship

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

Patrick A. Yeager, an unmarried man

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

~~ALL OF LOTS SIX (6), SEVEN (7), EIGHT (8), NINE (9) AND TEN (10) AND THE NORTH HALF (N 1/2) OF LOT ELEVEN (11) IN BLOCK THIRTY-ONE (31), IN THE TOWN OF PIOCHE, 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.

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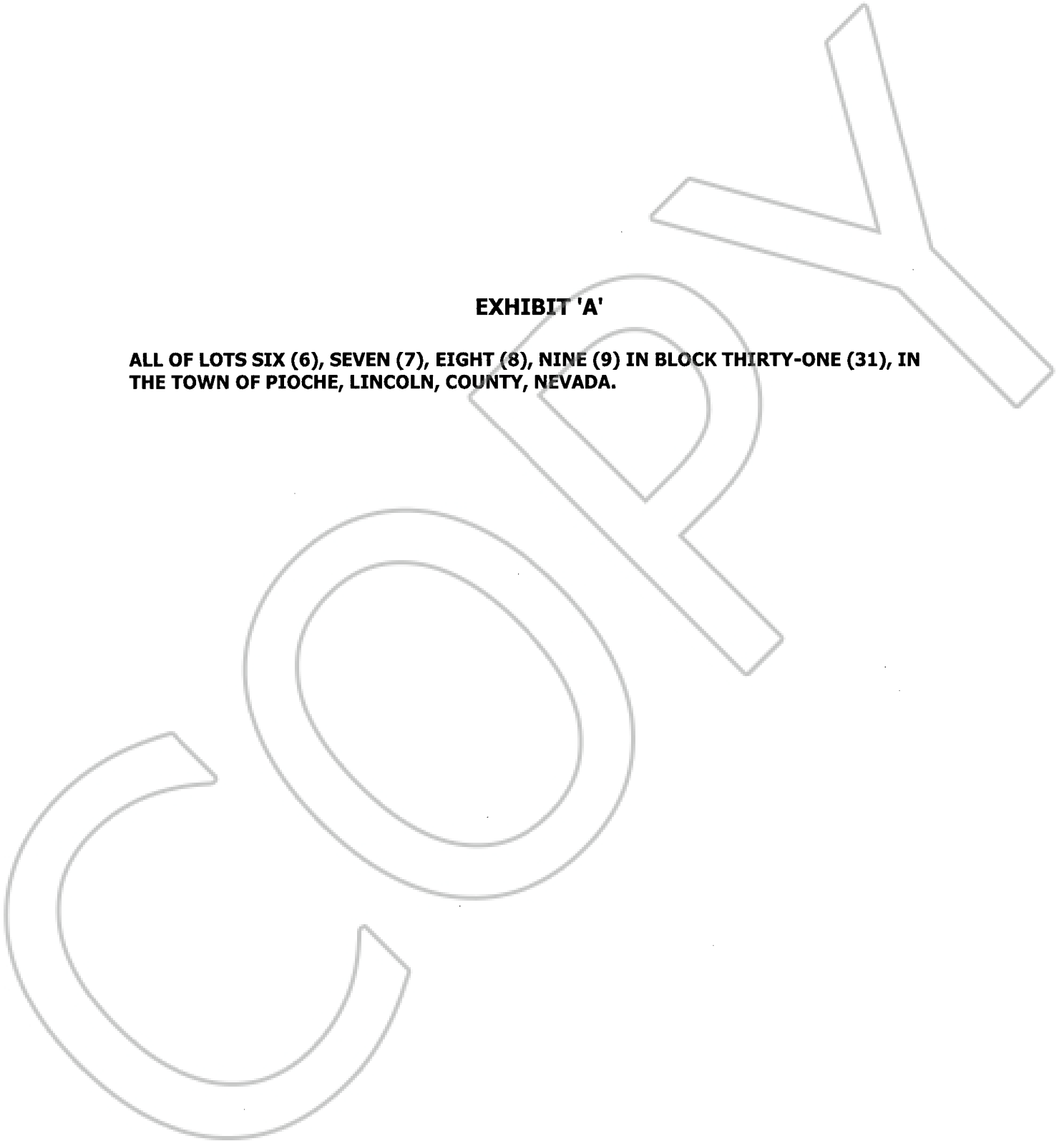
Subject to:

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.

EXHIBIT 'A'

**ALL OF LOTS SIX (6), SEVEN (7), EIGHT (8), NINE (9) IN BLOCK THIRTY-ONE (31), IN
THE TOWN OF PIOCHE, LINCOLN, COUNTY, NEVADA.**



Larry M. Richards

Larry M. Richards

Judie Richards

Judie Richards

Judie Richards

Darby Porter

Darby Porter

Darby Porter

STATE OF NEVADA)
: ss.
COUNTY OF Lincoln)

This instrument was acknowledged before me on

5-4-19

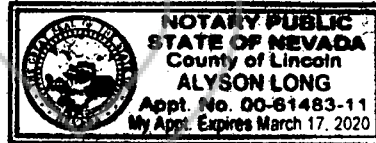
by

Larry M. Richards and Judie Richards and Darby Porter.

Allyson Long

Notary Public

(My commission expires: March 17, 2020)



This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated 05/01/2019 under Escrow No. 116-2562675

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
 a) 001-091-04
 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: \$88,000.00
 b) Deed in Lieu of Foreclosure Only (value of property) (\$ _____)
 c) Transfer Tax Value: \$88,000.00
 d) Real Property Transfer Tax Due \$343.20

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)

Larry M. Richards and Judie
 Print Name: Richards and Darby Porter
 Address: P.O. Box 744
 City: Pioche
 State: NV Zip: 89043

Patrick A. Yeager
 Print Name: Patrick A. Yeager
 Address: PO Box 461
 City: Pioche
 State: NV Zip: 89043

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: 116-2562675 dp/ JB
 State: NV Zip: 89074

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

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
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 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: \$0.00
 b) Deed in Lieu of Foreclosure Only (value of property) (\$ _____)
 c) Transfer Tax Value: \$0.00
 d) Real Property Transfer Tax Due \$0.00

4. **If Exemption Claimed:**
 a. Transfer Tax Exemption, per 375.090, Section: 03
 b. Explain reason for exemption: Re-record GBSD 2019-156253 to correct the legal decription.

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)**

Larry M. Richards and Judie
 Print Name: Richards and Darby Porter
 Address: P.O. Box 744
 City: Pioche
 State: NV Zip: 89043

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

Patrick A. Yeager
 Print Name: Patrick A. Yeager
 Address: PO Box 461
 City: Pioche
 State: NV Zip: 89043

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

FANV-Direct Title / First American Title
 Print Name: Insurance Company File Number: 116-2562675 dp/ dp
 Address: 2500 Paseo Verde Parkway, Suite 120
 City: Henderson State: NV Zip: 89074

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