

A.P.N.: 002-031-07 and 002-031-13
File No: 119-2573945 (SC)
R.P.T.T.: \$195.00

LINCOLN COUNTY, NV
\$230.00
RPTT:\$195.00 Rec:\$35.00 10/29/2019 03:53 PM
FA NV NTC MAIN Pgs=3 KE
OFFICIAL RECORD
AMY ELMER, RECORDER

When Recorded Mail To: Mail Tax Statements To:
Robert C. Phillips and Rochelle R. Phillips
P.O. Box 462, 526 South 4th Street
Panaca, NV 89042

GRANT, BARGAIN and SALE DEED

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

James R. Collet and Ninon G. Collet (husband and wife, as joint tenants with right of survivorship)

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

Robert C. Phillips and Rochelle R. Phillips, 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:

PARCEL 1:

A PORTION OF LOT NUMBERED THREE (3) IN BLOCK NUMBERED TWENTY-TWO (22) IN THE TOWN OF PANACA, LINCOLN COUNTY, NEVADA AND FURTHER DESCRIBED AS FOLLOWS, TOWIT: BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 3 AND RUNNING THENCE NORTH ALONG THE EAST LINE OF SAID LOT 3, A DISTANCE OF 138 FEET; THENCE RUNNING AT RIGHT ANGLES WEST, A DISTANCE OF 95 FEET TO A POINT; THENCE RUNNING AT RIGHT ANGLES SOUTH, A DISTANCE OF 138 FEET TO THE SOUTH LINE OF SAID LOT 3; THENCE RUNNING EAST ALONG THE SOUTH LINE OF SAID LOT 3, A DISTANCE OF 95 FEET TO THE PLACE OF BEGINNING.

PARCEL 2:

BEGINNING, AT THE SOUTHWEST CORNER OF THIS PARCEL WHICH IS THE SOUTHEAST CORNER OF BLOCK 22, PANACA TOWNSITE FROM WHICH THE 1/4 CORNER COMMON TO SECTION 4 (SOUTH 1/4 COR.) AND SECTION 9 (NORTH 1/4 COR.) ALL T 2 S, R 68 E, M.D. M., BEARS N 87° 11' 40" E A DISTANCE OF 1,997.56 FEET; THENCE N 0° 22' 06" E A DISTANCE OF 138.00 FEET ALONG THE EASTERLY BOUNDARY OF SAID BLOCK 22 TO THE NORTHWEST CORNER; THENCE S 89° 37' 54" E TO A POINT A DISTANCE OF 20.00 FEET TO THE NORTHEAST CORNER; THENCE S 0° 22' 06" W A DISTANCE OF 138.00 FEET, TO THE SOUTHEAST CORNER; THENCE N 89°

37' 54" W ALONG THE NORTHERLY BOUNDARY OF ERNST STREET A DISTANCE OF 20.00 FEET, TO THE SOUTHWEST CORNER, WHICH IS THE POINT OF BEGINNING.

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.

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.

Date: 10/24/2019

COPY

James R. Collet
James R. Collet

James R. Collet

Ninon G. Collet
Ninon G. Collet

Ninon G. Collet

STATE OF NEVADA
COUNTY OF CLARK

IDAHO
Valid ss.
)

This instrument was acknowledged before me on 10/24/19
by James R. Collet and Ninon G. Collet

[Signature]
Notary Public
(My commission expires: 10/14/21)

This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated 10/22/2019 under Escrow No. 119-2573945

JORDAN McCUMBER
COMMISSION #66485
NOTARY PUBLIC
STATE OF IDAHO
MY COMMISSION EXPIRES 10/14/21

Jordan McCumber
#66485
Exp. 10/14/21

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 002-031-07
- 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: \$50,000.00
- b) Deed in Lieu of Foreclosure Only (value of property) (\$ _____)
- c) Transfer Tax Value: \$50,000.00
- d) Real Property Transfer Tax Due \$195.00

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: *James R. Collet*

Capacity: Agent

Signature: _____

Capacity: _____

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

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

Print Name: James R. Collet and Ninon G. Collet

Print Name: Robert C. Phillips and Rochelle R. Phillips

Address: 411 East Dienhard Lane, #320

Address: P.O. Box 462, 526 South 4th Street

City: McCall

City: Panaca

State: ID Zip: 83638

State: NV Zip: 89042

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

Print Name: FA NV NTC MAIN
 Address: 7251 West Lake Mead Blvd, Suite 100
 City: Las Vegas

File Number: 119-2573945 SC/ SC
 State: NV Zip: 89128

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