

001-093-11; 001-093-12

**APN:001-093-04**

**ESCROW NO: 03324576-330-LD1**

**WHEN RECORDED MAIL TO and  
MAIL TAX STATEMENT TO:**

**Juan Doyle Lopez**

AMENDA LEI LOPEZ

P O Box 547

Pioche, NV 89043

CCT 81354

LINCOLN COUNTY, NV **2019-157251**  
RPTT:\$518.70 Rec:\$35.00  
Total:\$553.70 **10/29/2019 04:15 PM**  
COW COUNTY TITLE Pgs=5 KE



OFFICIAL RECORD  
AMY ELMER, RECORDER

**GRANT, BARGAIN, SALE DEED**

R.P.T.T. \$ 0.00 518.70

THIS INDENTURE WITNESSETH: That

**Richard L. Sidford, a married man as his sole and separate  
property (who originally acquired title as Richard L. Sidford)**

FOR A VALUABLE CONSIDERATION, the receipt of which is hereby  
acknowledged, do(es) hereby Grant, Bargain, Sell and Convey to

**Juan Doyle Lopez and Amanda Lei Lopez**, husband and wife as joint  
all that real property situated in the County of Lincoln, State of Nevada,  
described as follows:

For legal description of the real property, see Exhibit A attached hereto  
and made a part hereof.

SUBJECT TO: 1. Taxes for the fiscal year 2019 - 2020  
2. 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 28th day of October, 2019.

R. L. Sidford  
Richard L. Sidford

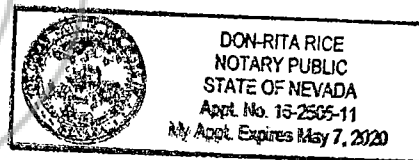
STATE OF NEVADA } ss:  
COUNTY OF LINCOLN

On October 28, 2109, personally appeared before me, a Notary  
Public in and for said County and State, RICHARD L. SIDFORD

who acknowledged to me that he executed the same.

WITNESS my hand and official seal.

Don-Rita Rice  
NOTARY PUBLIC in and for said County and State.  
Don-Rita Rice



**EXHIBIT "A"  
LEGAL DESCRIPTION**

File No.: 81354

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

That portion of Section 22, Township 1 North, Range 67 East, M.D.B. & M., more particularly described as follows:

**PARCEL 1**

Lots 14, 15, 16, and 17 in Block 1 in the TOWN OF PIOCHE, as shown on the Official Plat of said Town of Pioche, recorded January 5, 1874 in the Office of the County Recorder of Lincoln County, Nevada in Book A of Plats, pages 37, 38 and 39; and further delineated by the Survey Maps compiled August 28, 1947 and filed in Book A of Plats, pages 55, 56 and 57, Lincoln County, Nevada records.

ASSESSOR'S PARCEL NUMBER FOR 2019 - 2020: 001-093-04

**PARCEL 2**

Lot 12 in Block 1 in the TOWN OF PIOCHE, as shown on the Official Plat of said Town of Pioche, recorded January 5, 1874 in the Office of the County Recorder of Lincoln County, Nevada in Book A of Plats, pages 37, 38 and 39; and further delineated by the Survey Maps compiled August 28, 1947 and filed in Book A of Plats, pages 55, 56 and 57, Lincoln County, Nevada records.

ASSESSOR'S PARCEL NUMBER FOR 2019 - 2020: 001-093-11

**PARCEL 3**

Lot 13 in Block 1 in the TOWN OF PIOCHE, as shown on the Official Plat of said Town of Pioche, recorded January 5, 1874 in the Office of the County Recorder of Lincoln County, Nevada in Book A of Plats, pages 37, 38 and 39; and further delineated by the Survey Maps compiled August 28, 1947 and filed in Book A of Plats, pages 55, 56 and 57, Lincoln County, Nevada records.

ASSESSOR'S PARCEL NUMBER FOR 2019 - 2020: 001-093-12

**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

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

- a. 001-093-04
- b. 001-093-11
- c. 001-093-12
- 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
- Other \_\_\_\_\_

FOR RECORDER'S OPTIONAL USE ONLY	
Book: _____	Page: _____
Date of Recording: _____	
Notes: _____	

- 3. a. **Total Value/Sales Price of Property:** \$133,000.00
- b. Deed in Lieu of Foreclosure Only (value of property) (\$ \_\_\_\_\_)
- c. Transfer Tax Value: \$133,000.00
- d. Real Property Transfer Tax Due: \$ 0.00 / 518.70

**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 \_\_\_\_\_ Capacity Grantor

Signature Juan Doyle Lopez Capacity Grantee

JUAN DOYLE LOPEZ

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

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

Print Name: Richard L. Sidford

Print Name: Juan Doyle Lopez and Amanda Lei Lopez

Address: P O Box 37

Address: P O Box 547

City/State/Zip: Pioche, NV 89043

City/State/Zip: Pioche, NV 89043

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

Lawyers Title of Nevada, Inc.  
1401 N. Green Valley Parkway  
Henderson, NV 89074

Escrow #: 3324576-330-LD1  
Escrow Officer: Loryann Dixon

Cow County Title Co, P O Box 518, Pioche, NV 89043 #81354

**AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED**

**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

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

- a. 001-093-04
- b. 001-093-11
- c. 001-093-12
- 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
- Other \_\_\_\_\_

**FOR RECORDER'S OPTIONAL USE ONLY**

Book: \_\_\_\_\_ Page: \_\_\_\_\_  
 Date of Recording: \_\_\_\_\_  
 Notes: \_\_\_\_\_

- 3. a. **Total Value/Sales Price of Property:** \$133,000.00
- b. Deed in Lieu of Foreclosure Only (value of property) (\$ \_\_\_\_\_)
- c. Transfer Tax Value: \$133,000.00
- d. Real Property Transfer Tax Due: \$ /0.00/ 518.70

**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: *R.L. Sidford* Capacity: Grantor  
 RICHARD L. SIDFORD

Signature: \_\_\_\_\_ Capacity: Grantee

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

Print Name: Richard L. Sidford  
 Address: P O Box 37  
 City/State/Zip: Pioche, NV 89043

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

Print Name: Juan Doyle Lopez and Amanda Lei Lopez  
 Address: P O Box 547  
 City/State/Zip: Pioche, NV 89043

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

Lawyers Title of Nevada, Inc.  
 1401 N. Green Valley Parkway  
 Henderson, NV 89074

Escrow #: 3324576-330-LD1  
 Escrow Officer: Loryann Dixon

Cow County Title Co, P O Box 518, Pioche, NV 89043 #81354

**AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED**