

A.P.N.: 002-222-05
File No: 13895-2578809 (ME)
R.P.T.T.: \$982.80

LINCOLN COUNTY, NV
\$1,019.80
RPTT:\$982.80 Rec:\$37.00
FA NV NTC MAIN
OFFICIAL RECORD
AMY ELMER, RECORDER

2020-158012
01/21/2020 03:21 PM
Pgs=2 AK

When Recorded Mail To: Mail Tax Statements To:
Adam Markarian and Melinda S. Markarian
P.O. Box 417
Panaca , NV 89042

GRANT, BARGAIN and SALE DEED

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

David B. Baker and Rachel E. Baker, husband and wife as joint tenants with right of survivorship

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

Adam Markarian and Melinda S. Markarian, husband and wife as joint tenants

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

THAT PORTION OF THE NORTH HALF (N 1/2) OF BLOCK FIFTY-THREE (53) IN THE TOWN OF PANACA, COUNTY OF LINCOLN, STATE OF NEVADA MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL 2 OF THAT CERTAIN PARCEL MAP RECORDED MARCH 27, 1996 IN THE OFFICE OF THE COUNTY RECORDER OF LINCOLN COUNTY, NEVADA IN BOOK A OF PLATS, PAGE 477 AS FILE NO. 105003, LINCOLN COUNTY, NEVADA RECORDS.

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: 01/16, 2020

David B. Baker
David B. Baker

Rachel E. Baker
Rachel E. Baker

STATE OF **NEVADA**)
COUNTY OF ~~CLARK~~ Lincoln) : ss.

This instrument was acknowledged before me on 1-16-2020 by **David B. Baker and Rachel E. Baker.**

Betsy Comella

Betsy Comella
Notary Public
(My commission expires: 11-24-20)



16-4059-11

This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated 1-16, 2020 under Escrow No. **13895-2578809.**

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 002-222-05
- 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: \$252,000.00
- b) Deed in Lieu of Foreclosure Only (value of property) (\$ _____)
- c) Transfer Tax Value: \$252,000.00
- d) Real Property Transfer Tax Due \$982.80

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]*

Capacity: Grantor & Escrow Agent

Signature: _____

Capacity: _____

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

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

Print Name: David B. Baker and Rachel E. Baker

Print Name: Adam Markarian and Melinda S. Markarian

Address: 654 North 4th East

Address: P.O. Box 417

City: Prince

City: Panaca

State: Utah Zip: 84501

State: NV Zip: 89042

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

Print Name: FANV-Direct Title/First American Title

File Number: 13895-2578809 ME/ kd

Address: 2500 Paseo Verde Pkwy. suite 120

City: Henderson

State: NV Zip: 89074

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