

LINCOLN COUNTY, NV

**2020-158086**

\$563.50

RPTT:\$526.50 Rec:\$37.00

**02/18/2020 08:17 AM**

MESQUITE TITLE COMPANY

Pgs=3 KE

**OFFICIAL RECORD**

**AMY ELMER, RECORDER**

A.P.N.: 001-031-14

Order No. 19313 - AMF

R.P.T.T. \$526.50

**RECORDING REQUESTED BY:**

Mesquite Title Company

**WHEN RECORDED MAIL DOCUMENT AND  
TAX BILL TO:**

Daniel L. Thompson and Virginia A.

Thompson

PO Box 351

Pioche, NV 89043

This area reserved for County Recorder

## **GRANT, BARGAIN and SALE DEED**

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,  
Ronald R. Orr Jr. and Michelle Orr, husband and wife as joint tenants

do(es) hereby GRANT, BARGAIN and SELL to  
Daniel L. Thompson and Virginia A. Thompson, husband and wife as joint tenants

the real property situated in the County of Clark, State of Nevada, described as follows:

### **SEE ATTACHED EXHIBIT "A" - LEGAL DESCRIPTION**

SUBJECT  
TO:

1. Taxes for the current fiscal year.
2. Covenants, conditions, Restrictions, Reservations, rights of way and Easement 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.

Dated: 13<sup>th</sup> day of February, 2020



Ronald R. Orr Jr.



Michelle Orr



Escrow No: 19313

**EXHIBIT "A"**  
**Legal Description**

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

Parcel One (1) as shown by Parcel Map Merger and Re-Subdivision for Connie A. Simkins and James Gorden Cole recorded December 15, 2003 as Doc. No. 121498 in Book "C" of Maps, Page 21, further amended and shown as Lot One (1) of Record of survey Boundary Line Adjustment Map recorded June 22, 2004 as Doc. No. 122531, in Book "C" of Maps, Page 57 and amended at Record of Survey recorded as Doc. No. 122665, in Book "C" of Maps, Page 67 and amended by Certificate of Amendment as Doc. No. 122773, in Book "C" of Maps, Page 71 all of Official Records.

EXCEPTING THEREFROM any Manufactured/Mobile Home located thereon not "Affixed" according to Nevada Revised Statutes and assessed as Real Property.

Assessor's Parcel Number: 001-031-14

STATE OF Nevada  
DECLARATION OF VALUE

1. Assessor Parcel Number(s)

- a) 001-031-14 \_\_\_\_\_
- 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
- Other

RECORDERS FOR OPTIONAL USE ONLY	
Book: _____	Page: _____
Date of Recording: _____	
Notes: _____	

- 3. a. Total Value/Sales Price of Property: \$135,000.00
- b. Deed in Lieu of Foreclosure Only(value of property): ( 0.00 )
- c. Transfer Tax Value: \$135,000.00
- d. Real Property Transfer Tax Due \$526.50

4. If Exemption Claimed:

- a. Transfer Tax Exemption, per NRS 375.090, Section: \_\_\_\_\_
- b. Explain Reason for Exemption: \_\_\_\_\_

5. Partial Interest: Percentage being transferred: %

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's Agent \_\_\_\_\_  
Signature *[Signature]* Capacity \_\_\_\_\_ Grantee's Agent \_\_\_\_\_

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

Ronald R. Orr Jr. and Michelle Orr

Print Name: \_\_\_\_\_  
Address: 121 Mill St. Box 750  
City: Pioche  
State: Nevada Zip:89043

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

Daniel L. Thompson and Virginia A. Thompson

Print Name: \_\_\_\_\_  
Address: PO Box 351  
City: Pioche  
State: Nevada Zip:89043

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

Print Name: Mesquite Title Company Escrow #: 19313  
Address: 840 Pinnacle Ct. Building 3  
City: Mesquite State: NV Zip: 89027

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