

LINCOLN COUNTY, NV

2020-158613

\$329.50

RPTT:\$292.50 Rec:\$37.00

06/12/2020 11:47 AM

FA NV NTC MAIN

Pgs=2 AK

OFFICIAL RECORD

AMY ELMER, RECORDER

A.P.N.: 004-071-11
File No: 13895-2581926 (TV)
R.P.T.T.: \$292.50

When Recorded Mail To: Mail Tax Statements To:
Yancy Whipple
1760 State Route 318
Hiko, NV 89017

GRANT, BARGAIN and SALE DEED

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

Gary A. Wood and Charlotte S. Wood, Husband and wife who acquired title as Gary A. and Charlotte S. Wood

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

Yancy Whipple, a married man as his sole and separate property

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

ALL THAT PORTION OF LOT NO. 2 IN BLOCK NO. 57 OF THE TOWN OF ALAMO, BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT NO. 2 AND RUNNING THENCE NORTHERLY ON LOT LINE 85 FEET, THENCE AT A RIGHT ANGLE EASTERLY 123.75 FEET, THENCE AT A RIGHT ANGLE SOUTHERLY 85 FEET TO LOT AND FENCE LINE, THENCE WESTERLY ON LOT LINE 123.75 FEET TO THE PLACE OF BEGINNING, AS SAID LOT AND BLOCK ON FILE IN THE OFFICE OF THE COUNTY RECORDER OF SAID LINCOLN COUNTY.

NOTE: THE ABOVE METES AND BOUNDS LEGAL DESCRIPTION APPEARED PREVIOUSLY IN THAT CERTAIN DOCUMENT RECORDED DECEMBER 10, 1990 IN BOOK 93, PAGE 522, AS DOCUMENT NO. 95505.

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.

Gary A Wood

Gary A. Wood

Gary A. Wood

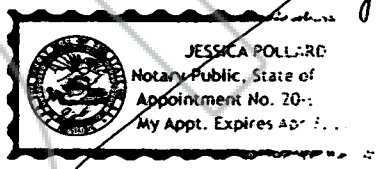
Charlotte S Wood

Charlotte S. Wood

STATE OF Nevada)
 : ss.
COUNTY OF EIKO)

This instrument was acknowledged before me on June 5th, 2020 by Gary A. Wood and Charlotte S. Wood. JP 6/5/2020

Jessica Pollard
Notary Public
(My commission expires: 4/8/2024)



This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed under Escrow No. 13895-2581926.



Jessica Pollard
Notary Public, State of Nevada
Appointment No. 20-6177-06
My Appt. Expires Apr 8, 2024

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
 a) 004-071-11
 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: \$75,000.00
 b) Deed in Lieu of Foreclosure Only (value of property) (\$ _____)
 c) Transfer Tax Value: \$75,000.00
 d) Real Property Transfer Tax Due \$292.50

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: Gary A. Wood
 Signature: _____

Capacity: Grantor/seller
 Capacity: _____

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

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

Print Name: Wood
 Address: 419 Flora Dr.
 City: Spring Creek
 State: NV Zip: 89815

Print Name: Yancy Whipple
 Address: 1760 State Rpite 318
 City: Hiko
 State: NV Zip: 89017

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

Print Name: FANV NTC Main
 Address: 2500 North Buffalo Drive, Suite 120
 City: Las Vegas

File Number: 13895-2581926 TV/ ar
 State: NV Zip: 89128

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

A.P.N.: 004-071-11
File No: 13895-2581926 (TV)
R.P.T.T.: \$EXEMPT #5

When Recorded Mail To: Mail Tax Statements To:
Yancy Whipple
1760 State Route 318
Hiko , NV 89017

GRANT, BARGAIN and SALE DEED

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

Cheri Whipple, spouse of grantee

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

Yancy Whipple, a married man as his sole and separate property

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

ALL THAT PORTION OF LOT NO. 2 IN BLOCK NO. 57 OF THE TOWN OF ALAMO, BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT NO. 2 AND RUNNING THENCE NORTHERLY ON LOT LINE 85 FEET, THENCE AT A RIGHT ANGLE EASTERLY 123.75 FEET, THENCE AT A RIGHT ANGLE SOUTHERLY 85 FEET TO LOT AND FENCE LINE, THENCE WESTERLY ON LOT LINE 123.75 FEET TO THE PLACE OF BEGINNING, AS SAID LOT AND BLOCK ON FILE IN THE OFFICE OF THE COUNTY RECORDER OF SAID LINCOLN COUNTY.

NOTE: THE ABOVE METES AND BOUNDS LEGAL DESCRIPTION APPEARED PREVIOUSLY IN THAT CERTAIN DOCUMENT RECORDED DECEMBER 10, 1990 IN BOOK 93, PAGE 522, AS DOCUMENT NO. 95505.

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.

THIS DEED IS GIVEN TO DIVEST ANY COMMUNITY PROPERTY INTEREST Cheri Whipple MAY HAVE IN THE ABOVE DESCRIBED REAL PROPERTY BY REASON OF HIS/HER MARRIAGE TO Yancy Whipple .

Cheri Whipple
Cheri Whipple

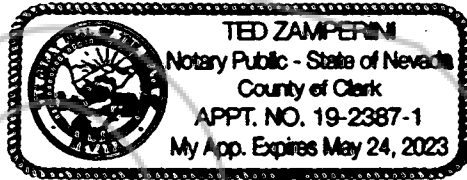
Cheri Whipple

STATE OF Nevada)
COUNTY OF Clark) :ss.

This instrument was acknowledged before me on
6/8/2020 by
Cheri Whipple

[Signature]

Notary Public
(My commission expires: 05/24/2023)



Ted Zamperini
Notary Public, State of Nevada
County of Clark
Appt. No. 19-2387-1
My App. Expires May 24, 2023

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 004-071-11
- 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: 5
- b. Explain reason for exemption: Transfer from spouse to spouse, without consideration

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: Escrow Agent

Signature: _____

Capacity: _____

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

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

Print Name: Cheri Whipple

Print Name: Yancy Whipple

Address: 1760 State Route 318

Address: 1760 State Route 318

City: Hiko

City: Hiko

State: NV Zip: 89017

State: NV Zip: 89017

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

First American Title Insurance
Print Name: Company

File Number: 13895-2581926 TV/ ar

Address: 2500 North Buffalo Drive, Suite 120

City: Las Vegas

State: NV Zip: 89128

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