

A.P.N.: 001-089-04  
File No: 13895-2596392 (ME)  
R.P.T.T.: \$175.50

LINCOLN COUNTY, NV  
\$212.50  
RPTT:\$175.50 Rec:\$37.00 07/28/2020 11:02 AM  
FA NV NTC MAIN Pgs=3 KE  
OFFICIAL RECORD  
AMY ELMER, RECORDER

When Recorded Mail To: Mail Tax Statements To:  
Loren B. Anderson and Paulette L White  
4210 El Paso Road  
Bullhead City, AZ 86429

**GRANT, BARGAIN and SALE DEED**

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

Karen J. Ferguson trustee of the Karen J. Ferguson Trust, dated May 25 ,2017

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

Loren B. Anderson and Paulette L White, husband and wife as community property with right of survivorship

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

**A REVERSIONARY MAP RECORDED IN LINCOLN COUNTY RECORDER'S OFFICE DOCUMENT #0136448, BOOK D, PAGE 30 LOCATED ON HOFFMAN STREET IN PIOCHE, LINCOLN COUNTY, NEVADA AND HEREBY DESCRIBED MORE PARTICULAR AS FOLLOWS:**

**BEGINNING ON A POINT ON THE EAST SIDE OF SAID REVERSIONARY MAP FROM WHICH THE NORTHEAST CORNER OF SECTION 22 OF TOWNSHIP 1 NORTH, RANGE 67 EAST OF MOUNT DIABLO MERIDIAN BEARS NORTH 23°02'27" EAST 2,489.08 FEET;  
THENCE SOUTH 04°29'24" WEST 75.00 FEET TO THE SOUTHEAST CORNER OF SAID PROPERTY AT A PK NAIL & DISK STAMPED L SMITH PLS 12751;  
THENCE NORTH 85°43'40" WEST 260.00 FEET TO THE SOUTHEAST CORNER;  
THENCE NORTH 04°29'24" EAST 75.00 FEET;  
THENCE SOUTH 85°35'20" EAST 60.00 FEET;  
THENCE NORTH 04°29'24" EAST 50.07 FEET;  
THENCE SOUTH 85°43'40" EAST 200.00 FEET;  
THENCE SOUTH 04°29'24" WEST 50.07 FEET TO THE POINT OF BEGINNING.**

**NOTE: THE ABOVE METES AND BOUNDS LEGAL DESCRIPTION WAS PREPARED BY  
LENARD D. SMITH,  
NEVADA PLS 12751  
LENARD SMITH LAND SURVEY**

**509 MAIN STREET  
CALIENTE, NEVADA 89008**

*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

COPY



**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 001-089-04
- 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 \_\_\_\_\_

<b>FOR RECORDERS OPTIONAL USE</b>	
Book _____	Page: _____
Date of Recording: _____	
Notes: _____	

- 3. a) Total Value/Sales Price of Property: \$45,000.00
- b) Deed in Lieu of Foreclosure Only (value of property) ( \$ \_\_\_\_\_ )
- c) Transfer Tax Value: \$45,000.00
- d) Real Property Transfer Tax Due \$175.50

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: Karen J. Ferguson, trustee Capacity: Grantor  
Signature: \_\_\_\_\_ Capacity: \_\_\_\_\_

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

Karen J. Ferguson trustee of the  
Karen J. Ferguson Trust, dated  
Print Name: May 25, 2017  
Address: 105 Peebles Ranch Rd  
City: Alto  
State: NM Zip: 88312

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

Loren B. Anderson and  
Print Name: Paulette L White  
Address: 4210 El Paso Road  
City: Bullhead City  
State: AZ Zip: 86429

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

Print Name: FA NV NTC MAIN File Number: 13895-2596392 ME/ kd  
Address: 2500 North Buffalo Drive, Suite 120  
City: Las Vegas State: NV Zip: 89128

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