

A.P.N.: 001-057-10  
File No: 13895-2602480 (TV)  
R.P.T.T.: \$682.50

LINCOLN COUNTY, NV  
\$719.50  
RPTT:\$682.50 Rec:\$37.00  
FA NV NTC MAIN  
OFFICIAL RECORD  
AMY ELMER, RECORDER

**2020-159016**  
09/30/2020 01:09 PM  
Pgs=3 KE

When Recorded Mail To: Mail Tax Statements To:  
Eliot Ackerfield and Maria C. Ackerfield  
P.O. Box 363  
Pioche , NV 89043

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

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

Edward Potter, a married man as his sole and separate property

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

Eliot Ackerfield and Maria C. Ackerfield, husband and wife as joint tenants

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

**PARCEL I:**

**ALL OF LOT 34 AND 35 IN BLOCK 37**

**EXCEPTING THEREFROM THAT PORTION CONVEYED TO JOE BLEAK BY A DEED RECORDED JULY 18, 1949 IN BOOK H-1 OF REAL ESTATE DEEDS PAGE 361 AS FILE NO. 24951, LINCOLN COUNTY, NEVADA RECORDS DESCRIBED AS FOLLOWS: A PIECE OR PART OF LOTS NUMBERED THIRTY-FIVE (35) AND THIRTY-FOUR (34) ALL IN BLOCK NUMBERED THIRTY-SEVEN (37), IMMEDIATELY ADJOINING AND ADJACENT TO LOT NUMBERED THIRTY-SIX (36) AND THE SOUTH ONE-HALF (S1/2) OF LOT NUMBERED THIRTY-SEVEN (37) IN BLOCK NUMBERED THIRTY-SEVEN (37) IN THE TOWN OF PIOCHE, COUNTY OF LINCOLN, NEVADA, AS THE SAME ARE PLATTED ON THE OFFICIAL PLAT NOW ON FILE AND OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF SAID LINCOLN COUNTY AND TO WHICH SAID PLAT, AND THE RECORDS THEREOF, SAID PARCEL TO BE CONVEYED BEING FIFTY FOOT (50') FRONTAGE ON HOFFMAN STREET AND EXTENDING BACK, AT EQUAL WIDTH, THIRTY-SEVEN AND ONE-HALF FEET (37 1/2') TO THE NORTH BOUNDARY OF THE PROPERTY NOW OWNED BY SAID PARTY OF THE SECOND PART.**

**THE NORTH HALF OF LOT 37 IN BLOCK 37**

**TOGETHER WITH THAT PORTION CONVEYED BY A DEED RECORDED NOVEMBER 4, 1975 IN BOOK 15 OF OFFICIAL RECORDS PAGE 551 AS FILE NO. 57375, LINCOLN COUNTY, NEVADA RECORDS DESCRIBED AS FOLLOWS; THE NORTH 1 1/2 FT. (ONE**

**AND ONE HALF FEET ) OF THE SOUTH HALF (1/2) OF LOT 37, BLOCK 37, NEXT TO THE HOUSE NOW OWNED BY W. EMRYS JONES AND ILA JONES, OF PIOCHE NEVADA.**

**ALL OF LOTS 38, 39, 40, AND 41 FRONTING ON PIOCHE STREET IN BLOCK 37.**

**SAID BLOCK 37 BEING IN THE TOWN OF PIOCHE, LINCOLN COUNTY, NEVADA, AS SAID LOTS AND BLOCK ARE PLATTED AND DESCRIBED ON THE OFFICIAL PLAT OF SAID TOWN OF PIOCHE, NOW ON FILE AND OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF SAID LINCOLN COUNTY, NEVADA, AND TO WHICH PLAT AND THE RECORDS THEREOF REFERENCE IS HEREBY MADE FOR FURTHER PARTICULAR DESCRIPTION.**

**PARCEL II:**

**TOGETHER WITH AN EASEMENT OF ACCESS TO MAINTAIN PROPERTY CONVEYED IN THAT CERTAIN DEED RECORDED NOVEMBER 4, 1975 IN BOOK 15 OF OFFICIAL RECORDS, PAGE 551 AS FILE NO. 57375, 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.

Edward Potter  
Edward Potter

STATE OF Nevada )  
COUNTY OF Lincoln ) ss.

This instrument was acknowledged before me on September 23, 2020 by **Edward Potter**.

Betsy Comella  
Notary Public  
(My commission expires: 11-24-2020)



This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed under Escrow No. 13895-2602480.

**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)  
 a) 001-057-10  
 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: \$175,000.00  
 b) Deed in Lieu of Foreclosure Only (value of property) ( \$ \_\_\_\_\_ )  
 c) Transfer Tax Value: \$175,000.00  
 d) Real Property Transfer Tax Due \$682.50

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: [Signature]  
 Signature: \_\_\_\_\_

Capacity: Grantor/Seller  
 Capacity: \_\_\_\_\_

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

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

Print Name: Edward Potter  
 Address: PO Box 583  
 City: Pioche  
 State: NV Zip: 89043

Print Name: Eliot Ackerfield and Maria  
 Address: P.O. Box 363  
 City: Pioche  
 State: NV Zip: 890433

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

FANV-Direct Title / First American Title  
 Print Name: Insurance Company  
 Address: 701 North Green Valley Parkway Suite 120  
 City: Henderson

File Number: 13895-2602480 TV/ ar  
 State: NV Zip: 89074

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