

LINCOLN COUNTY, NV

2020-159154

\$641.50

RPTT:\$604.50 Rec:\$37.00

10/28/2020 02:55 PM

FA NV NTC MAIN

Pgs=3 AK

OFFICIAL RECORD

AMY ELMER, RECORDER

A.P.N.: 001-031-14
File No: 13895-2601303 (TV)
R.P.T.T.: \$604.50

When Recorded Mail To: Mail Tax Statements To:
Claudia Testa and Jack Elliott
76 Frenchie Street
Pioche, NV 89043

GRANT, BARGAIN and SALE DEED

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

Daniel L. Thompson and Virginia A. Thompson, husband and wife as joint tenants

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

Claudia Testa and Jack Elliott, wife and husband as joint tenants

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

THAT PORTION OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 15 AND THE NORTHEAST QUARTER (NE 1/4) OF SECTION 22 AND LOTS 17 THRU 23, TOWN OF PIOCHE, ALL IN TOWNSHIP 1 NORTH, RANGE 67 EAST, M.D.B. AND M. MORE PARTICULARLY 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.

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.

COPY

Daniel L. Thompson
Daniel L. Thompson

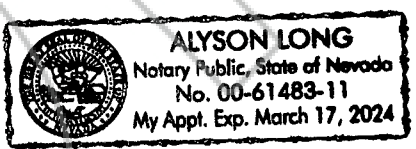
Daniel L. Thompson

Virginia A. Thompson
Virginia A. Thompson

STATE OF Nevada)
COUNTY OF Lincoln) : ss.

This instrument was acknowledged before me on October 21, 2020 by **Daniel L. Thompson and Virginia A. Thompson.**

Alyson Long
Notary Public
(My commission expires: March 17, 2024)



This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed under Escrow No. 13895-2601303.

* Alyson Long
Notary Public, State of Nevada
No. 00-61483-11
My Appt. Exp. March 17, 2024

**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
 i) Other _____

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

3. a) Total Value/Sales Price of Property: \$155,000.00
 b) Deed In Lieu of Foreclosure Only (value of property) (\$ _____)
 c) Transfer Tax Value: \$155,000.00
 d) Real Property Transfer Tax Due \$604.50

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: [Signature]

Capacity: Grantor/Seller
 Capacity: _____

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

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

Print Name: Daniel L. Thompson and Virginia A. Thompson
 Address: P.O. Box 351
 City: Pioche
 State: NV Zip: 89043

Print Name: Claudia Testa and Jack Elliott
 Address: 76 Frenchie Street
 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: 700 North Green Valley Parkway Suite 120
 City: Henderson

File Number: 13895-2601303 TV/ ar
 State: NV Zip: 89074

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