

A.P.N.: 002-031-07 and 002-031-13
File No: 119-2602454 (SC)
R.P.T.T.: \$780.00

LINCOLN COUNTY, NV
\$817.00
RPTT:\$780.00 Rec:\$37.00 11/12/2020 02:35 PM
FA NV NTC MAIN Pgs=3 AK
OFFICIAL RECORD
AMY ELMER, RECORDER

When Recorded Mail To: Mail Tax Statements To:
Ryan S. Dixon and Carol D. Dixon
PO BOX 287
Panaca, NV 89042

GRANT, BARGAIN and SALE DEED

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

Robert C. Phillips and Rochelle R. Phillips, husband and wife as joint tenants with right of survivorship

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

Ryan S. Dixon and Carol D. Dixon, husband and wife as joint tenants with right of survivorship

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

PARCEL 1:

A PORTION OF LOT NUMBERED THREE (3) IN BLOCK NUMBERED TWENTY-TWO (22) IN THE PANACA CITY LINCOLN COUNTY NEVADA AND FURTHER DESCRIBED AS FOLLOWS, TOWIT: BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 3 AND RUNNING THENCE NORTH ALONG THE EAST LINE OF SAID LOT 3, A DISTANCE OF 138 FEET; THENCE RUNNING AT RIGHT ANGLES WEST, A DISTANCE OF 95 FEET TO A POINT; THENCE RUNNING AT RIGHT ANGLES SOUTH, A DISTANCE OF 138 FEET TO THE SOUTH LINE OF SAID LOT 3; THENCE RUNNING EAST ALONG THE SOUTH LINE OF SAID LOT 3, A DISTANCE OF 95 FEET TO THE PLACE OF BEGINNING.

PARCEL 2:

BEGINNING, AT THE SOUTHWEST CORNER OF THIS PARCEL WHICH IS THE SOUTHEAST CORNER OF BLOCK 22, PANACA TOWNSITE FROM WHICH THE 1/4 CORNER COMMON TO SECTION 4 (SOUTH 1/4 COR.) AND SECTION 9 (NORTH 1/4 COR.) ALL T 2 S, R 68 E, M.D. M., BEARS N 87° 11' 40" E A DISTANCE OF 1,997.56 FEET; THENCE N 0° 22' 06" E A DISTANCE OF 138.00 FEET ALONG THE EASTERLY BOUNDARY OF SAID BLOCK 22 TO THE NORTHWEST CORNER; THENCE S 89° 37' 54" E TO A POINT A DISTANCE OF 20.00 FEET TO THE NORTHEAST CORNER; THENCE S 0° 22' 06" W A DISTANCE OF 138.00 FEET, TO THE SOUTHEAST CORNER; THENCE N 89° 37' 54" W ALONG THE NORTHERLY BOUNDARY OF ERNST STREET A DISTANCE OF

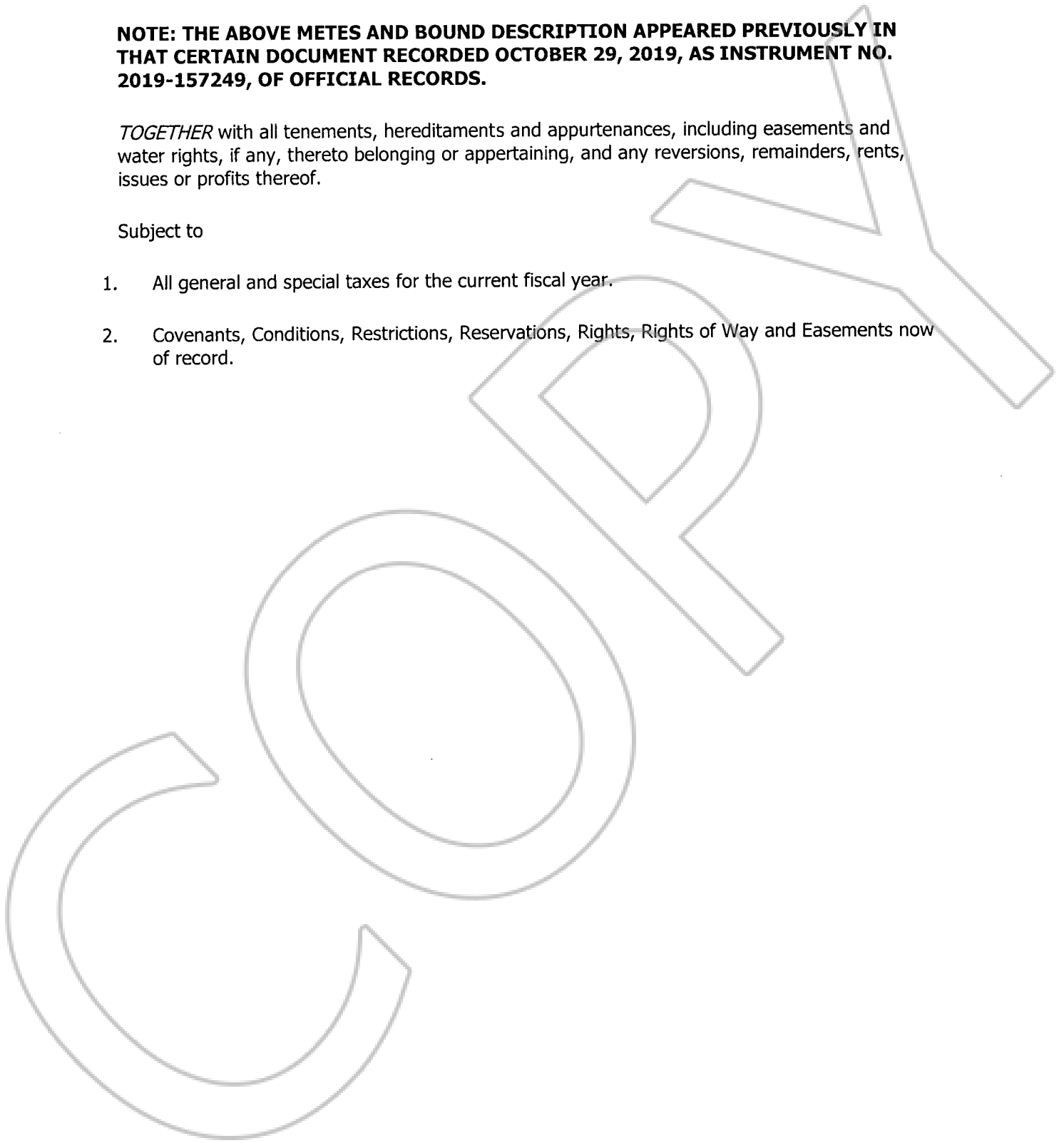
**20.00 FEET, TO THE SOUTHWEST
CORNER, WHICH IS THE POINT OF BEGINNING.**

**NOTE: THE ABOVE METES AND BOUND DESCRIPTION APPEARED PREVIOUSLY IN
THAT CERTAIN DOCUMENT RECORDED OCTOBER 29, 2019, AS INSTRUMENT NO.
2019-157249, OF OFFICIAL 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

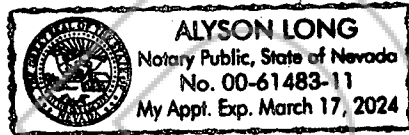
1. All general and special taxes for the current fiscal year.
2. Covenants, Conditions, Restrictions, Reservations, Rights, Rights of Way and Easements now of record.



Robert C. Phillips
Robert C. Phillips

Rochelle R. Phillips
Rochelle R. Phillips

STATE OF NEVADA)
) : SS.
COUNTY OF ~~CLARK~~)
) LINCOLN



Alyson Long
00-61483-11
03-17-24

This instrument was acknowledged before me on
November 10, 2020 by
Robert C. Phillips and Rochelle R. Phillips.

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

This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated 11/10/2020 under Escrow No. 119-2602454

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
 a) 002-031-07 and 002-031-13
 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: \$200,000.00
 b) Deed in Lieu of Foreclosure Only (value of property) (\$ _____)
 c) Transfer Tax Value: \$200,000.00
 d) Real Property Transfer Tax Due \$780.00

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: _____

Capacity: Agent
 Capacity: _____

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

Robert C. Phillips and Rochelle R.
 Print Name: Phillips
 Address: P.O. Box 462
 City: Panaca
 State: NV Zip: 89042

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

Ryan S. Dixon and Carol
 Print Name: D. Dixon
 Address: PO BOX 287
 City: Panaca
 State: NV Zip: 89042

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

First American Title Insurance
 Print Name: Company File Number: 119-2602454 SC/ SC
 Address 7251 West Lake Mead Blvd, Suite 100
 City: Las Vegas State: NV Zip: 89128

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