

LINCOLN COUNTY, NV

2020-159228

\$427.00

RPTT:\$390.00 Rec:\$37.00 11/20/2020 12:50 PM

FA NV NTC MAIN

Pgs=3 AE

OFFICIAL RECORD

AMY ELMER, RECORDER

A.P. No. 011-220-07
Escrow No. 13895-2601806-DP/CJ
R.P.T.T. \$390.00

WHEN RECORDED RETURN TO:

Victor Dane Mulliner
P.O. Box 625
Alamo, NV 89001

MAIL TAX STATEMENTS TO:

Victor Dane Mulliner
P.O. Box 625
Alamo, NV 89001

GRANT, BARGAIN and SALE DEED

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

Janice Lamb, a widow and Debbie Gay Leavitt, a married woman as her sole and separate property

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

Victor Dane Mulliner, an unmarried man

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

COMMENCING AT THE SOUTHEAST CORNER OF SECTION 32, TOWNSHIP 6 SOUTH, RANGE 61 EAST, M.D.B.&M.;

THENCE NORTH 45°25' WEST 1904.58 FEET TO THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER (NW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 32, TOWNSHIP 6 SOUTH, RANGE 61 EAST;

THENCE NORTH 89°45' WEST 198.83 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF THE OLD U.S. 93;

THENCE NORTH 21°30' WEST ALONG SAID WESTERLY RIGHT OF WAY LINE OF OLD U.S. 93, 332.28 FEET TO THE TRUE POINT OF BEGINNING;

**THENCE NORTH 89°45' WEST 528.81 FEET;
THENCE NORTH 175.00 FEET;**

THENCE SOUTH 89°45' EAST 468.79 FEET TO THE SAID WESTERLY RIGHT OF WAY LINE OF OLD U.S. 93;

THENCE SOUTH 18°15' EAST ALONG SAID RIGHT-OF-WAY LINE 148.11 FEET;

THENCE CONTINUING SOUTH 21°30' EAST ALONG SAID RIGHT OF WAY LINE 37.22 FEET TO THE TRUE POINT OF BEGINNING.

THE ABOVE METES AND BOUNDS APPEARED PREVIOUSLY IN THE DOCUMENT RECORDED JULY 18, 1979, BOOK 30, PAGE 590, INSTRUMENT NO. 64686.

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.

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.

COPY

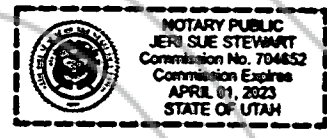
Janice Lamb
Janice Lamb
Debbie Gay Leavitt
Debbie Gay Leavitt

STATE OF Utah)
: ss.
COUNTY OF)
Washington

This instrument was acknowledged before me on
11/12/2020 by
Janice Lamb and Debbie Gay Leavitt.

Jeri Sue Stewart
Notary Public
(My commission expires: 4/1/23)

This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed under Escrow
No. 13895-2601806



**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
 a) 011-220-07
 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'/Ind'l
 g) Agricultural h) Mobile Home
 i) Other _____

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

3. a) Total Value/Sales Price of Property: \$100,000.00
 b) Deed in Lieu of Foreclosure Only (value of property) (\$ _____)
 c) Transfer Tax Value: \$100,000.00
 d) Real Property Transfer Tax Due \$390.00

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: Janice Lamb Debbie Gay Leavitt Capacity: Grantor
 Signature: _____ Capacity: _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Janice Lamb and Debbie Gay Leavitt
 Address: 1526 South 2670 East
 City: Saint George
 State: UT Zip: 84790

Print Name: Victor Dane Mulliner
 Address: P.O. Box 625
 City: Alamo
 State: NV Zip: 89001

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

Print Name: First American Title Insurance Company File Number: 13895-2601806 DP/DP
 Address: 2500 N Buffalo Drive, Suite 120
 City: Las Vegas State: NV Zip: 89128

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

+ FANV NTC main