

LINCOLN COUNTY, NV **2020-159255**
\$583.00
RPTT:\$546.00 Rec:\$37.00 11/30/2020 11:45 AM
13895 - NV CLK LAS VEGAS N BUFFALO ESCROW AK
OFFICIAL RECORD
AMY ELMER, RECORDER

A.P.N.: 011-200-16
File No: 13896-2605982 (JL)
R.P.T.T.: \$546.00

When Recorded Mail To: Mail Tax Statements To:
Michael Steven Tafoya
412 Ferris Road
Alamo, NV 89001

GRANT, BARGAIN and SALE DEED

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

Dennis Perkins and Geri Perkins, husband and wife as joint tenants with right of survivorship

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

Michael Steven Tafoya, a single man

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

A PORTION OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER (NE 1/4 NW 1/4) OF SECTION 32, TOWNSHIP 6 SOUTH, RANGE 61 EAST, M.D.B.&M., DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH QUARTER CORNER OF SECTION 32;

THENCE SOUTH 1°30'13" EAST, A DISTANCE OF 1065.28 FEET TO A POINT BEING ON THE NORTHEAST RIGHT OF WAY LINE OF HIGHWAY 93;

THENCE NORTH 50°41'00" WEST, A DISTANCE OF 1035.03 FEET ALONG THE NORTHEAST RIGHT OF WAY LINE TO A POINT;

THENCE NORTH 51°29'13" EAST, A DISTANCE OF 179.56 FEET TO THE TRUE POINT OF BEGINNING;

THENCE NORTH 51°29'13" EAST, A DISTANCE OF 200.02 FEET TO A POINT;

THENCE SOUTH 38°38'47" EAST, A DISTANCE OF 119.00 FEET TO A POINT;

THENCE SOUTH 51°29'13" WEST, A DISTANCE OF 174.45 FEET TO A POINT;

THENCE SOUTH 50°41'00" EAST, A DISTANCE OF 121.74 FEET TO THE TRUE POINT OF BEGINNING.

NOTE: THE ABOVE METES AND BOUND DESCRIPTION APPEARED PREVIOUSLY IN THAT CERTAIN DOCUMENT RECORDED MARCH 16, 1999, IN BOOK 140, PAGE 453, AS INSTRUMENT NO. 112460.

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.

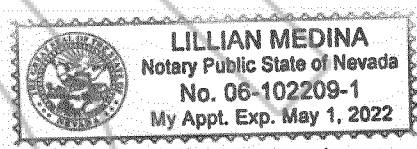
[Signature]
Dennis Perkins
Dennis Perkins

[Signature]
Geri Perkins
Geri Perkins

STATE OF **NEVADA**)
COUNTY OF **CLARK**) : **ss.**

This instrument was acknowledged before me on December 18, 2020 by **Dennis Perkins and Geri Perkins.**

[Signature]
Notary Public
(My commission expires: May 1, 2022)



This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed under Escrow No. 13896-2605982.

Lillian Medina
Nb: 06-102209-1
Exp: 5/1/22

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 011-200-16
- 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: \$139,999.00
- b) Deed in Lieu of Foreclosure Only (value of property) (\$ _____)
- c) Transfer Tax Value: \$139,999.00
- d) Real Property Transfer Tax Due \$546.00

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: Grantor
 Signature: _____ Capacity: Grantee

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

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

Print Name: Dennis Perkins and Geri Perkins
 Address: 412 Ferris Road
 City: Alamo
 State: NV Zip: 89001

Print Name: Michael Steven Tafoya
 Address: 412 Ferris Road
 City: Alamo
 State: NV Zip: 89001

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

Print Name: First American Title Insurance Company
 Address: 10000 W Charleston Blvd, Suite 180
 City: Las Vegas

File Number: 13896-2605982 JL/ ch
 State: NV Zip: 89135

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

FA NA NTC Main