

A.P.N.: 002-192-21 and 002-192-17
File No: 13895-2608925 (TV)
R.P.T.T.: \$721.50

LINCOLN COUNTY, NV **2021-159418**
\$758.50
RPTT:\$721.50 Rec:\$37.00 **01/08/2021 01:18 PM**
FIRST AMERICAN TITLE INSURANCE COMPANY
OFFICIAL RECORD
AMY ELMER, RECORDER

When Recorded Mail To: Mail Tax Statements To:
Maggie Marie Marston
PO Box 622
Panaca, NV 89042

GRANT, BARGAIN and SALE DEED

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

Larry E. Dungey Sr. and Betty A. Dungey husband and wife as joint tenants

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

Maggie Marie Marston, an unmarried woman

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

PARCEL 1

A PARCEL OF LAND SITUATED WITHIN A PORTION OF LOT 4, BLOCK 54, TOWN OF PANACA, WITHIN SECTION 9, TOWNSHIP 2 SOUTH, RANGE 68 EAST, M.D.M., LINCOLN COUNTY, NEVADA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AS A POINT S 00° 15' 15" E, A DISTANCE OF 22.50 FEET FROM THE NW CORNER OF SAID LOT 4, WHICH IS THE INTERSECTION OF THE EAST RIGHT-OF-WAY OF 6TH STREET AND THE SOUTH RIGHT-OF-WAY OF AN INGRESS AND EGRESS DEDICATION AS RECORDED IN BOOK 47, PAGE 75, DATED OCTOBER 19, 1981;

THENCE S 00° 15' 15" E ALONG SAID EAST RIGHT-OF-WAY OF 6TH STREET AT A DISTANCE OF 120.75 FEET;

THENCE S 89° 40' 00" E A DISTANCE OF 143.50 FEET TO A POINT ON THE WEST BOUNDARY OF PARCEL NO. 1 OF PARCEL MAPS, BOOK PLAT A, PAGE 432 AS RECORDED IN THE RECORDS OF THE LINCOLN COUNTY, RECORDER, SAID POINT ALSO BEING THE SW CORNER OF SAID PARCEL NO. 1;

THENCE N. 00° 15' 15" W. ALONG SAID WEST BOUNDARY A DISTANCE OF 120.75 FEET TO A POINT OF INTERSECTION ON THE SAID SOUTH RIGHT-OF-WAY, SAID POINT BEING THE NW CORNER OF SAID PARCEL NO. 1;

THENCE N 89° 40' 00" W ALONG SAID WEST BOUNDARY A DISTANCE OF 143.50 FEET

TO A POINT OF INTERSECTION ON THE SAID SOUTH RIGHT-OF-WAY, OF 6TH STREET, AND POINT OF BEGINNING;

REFERENCE BEING MADE TO RECORD OF SURVEY RECORDED OCTOBER 26, 1999 IN BOOK B, PAGE 255, OF PLATS, AS FILE NO. 113520, LINCOLN COUNTY, NEVADA.

PARCEL 2

A PARCEL OF LAND SITUATED WITHIN A PORTION OF LOT 4, BLOCK 54, TOWN OF PANACA, WITHIN SECTION 9, TOWNSHIP 2 SOUTH, RANGE 68 EAST, M.D.M., LINCOLN COUNTY, NEVADA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 4, BLOCK 54 TOWN PLAT OF PANACA, THENCE SOUTH 22.5 FT., THENCE EAST ALONG THE ROAD RIGHT OF WAY 143.25 FEET TO THE TRUE POINT OF BEGINNING. BEING ALSO THE NW CORNER OF SAID PARCEL; THENCE CONTINUING EAST ALONG THE SOUTH SIDE OF THE ROAD RIGHT OF WAY 144 FEET MORE OR LESS TO THE NORTHEAST CORNER, THENCE SOUTH 120.75 FEET TO THE SOUTHEAST CORNER, THENCE WEST 141 FEET MORE OR LESS TO THE SOUTHWEST CORNER; THENCE NORTH 120.75 FEET TO THE TRUE POINT OF BEGINNING, BEING ALSO THE NORTHWEST CORNER OF SAID PARCEL.

NOTE: THE ABOVE METES AND BOUND DESCRIPTION APPEARED PREVIOUSLY IN THAT CERTAIN DOCUMENT RECORDED FEBRUARY 19, 2003, IN BOOK 170, PAGE 211, AS INSTRUMENT NO. 119507.

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.

Larry E. Dungey Sr.
Larry E. Dungey Sr.

Lary E Dungey Sr.

Betty A. Dungey
Betty A. Dungey


Betty A. Dungey

STATE OF Nevada)
COUNTY OF Clark) : ss.

12/31/2020

This instrument was acknowledged before me on _____ by
Larry E. Dungey, Sr. and Betty A. Dungey.

Valeria Martinez
Notary Public
(My commission expires: 4/10/24)

*

VALERIA MARTINEZ
NOTARY PUBLIC
STATE OF NEVADA
My Commission Expires: 04-06-24
Certificate No: 16-2249-1

This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed under Escrow No. 13895-2608925.

* Valeria Martinez
Notary Public
State of Nevada
My Commission Expires: 04-06-24
Certificate No: 16-2249-1

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
 a) 002-192-21
 b) 002-192-17
 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: \$185,000.00
 b) Deed in Lieu of Foreclosure Only (value of property) (\$ _____)
 c) Transfer Tax Value: \$185,000.00
 d) Real Property Transfer Tax Due \$721.50

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] Capacity: Grantor/Seller
 Signature: _____ Capacity: _____

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

Print Name: Larry E. Dungey, Sr. and Betty A. Dungey
 Address: 4689 Linda Avenue
 City: Las Vegas
 State: NV Zip: 89121

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

Print Name: Maggie Marie Marston
 Address: PO Box 622
 City: Panaca
 State: NV Zip: 89042

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

FANV-Direct Title / First American Title
 Print Name: Insurance Company File Number: 13895-2608925 TV/ ar
 Address: 701 North Green Valley Parkway, Suite 120
 City: Henderson State: NV Zip: 89074

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