

LINCOLN COUNTY, NV

2021-159496

\$485.50

RPTT:\$448.50 Rec:\$37.00 01/22/2021 11:59 AM

FIRST AMERICAN TITLE INSURANCE COMPANY 3 AK

OFFICIAL RECORD

AMY ELMER, RECORDER

A.P.N.: 011-200-12 and 011-200-13
File No: 13896-2611832 (JL)
R.P.T.T.: \$448.50

When Recorded Mail To: Mail Tax Statements To:
Ronald Zander and Angela Post
1722 and 1744 Richardville Road
Hiko, NV 89017

GRANT, BARGAIN and SALE DEED

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

Dennis T. Perkins and/or Geri Perkins as as joint tenants with rights of survivorship as to Parcel I and Dennis T. Perkins and Geri Perkins, husband and wife as joint tenants with right of survivorship as to Parcel II

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

Ronald Zander and Angela Post, husband and wife as Joint Tenants

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

PARCEL I:

THAT PORTION OF THE NORTHWEST QUARTER (NW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 32, TOWNSHIP 6 SOUTH, RANGE 61 EAST, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH QUARTER CORNER OF SECTION 32, TOWNSHIP 6 SOUTH, RANGE 61 EAST, M.D.B. & M., THENCE SOUTH 01° 30' 13" EAST A DISTANCE OF 1065.28 FEET TO A POINT BEING ON THE NORTHEAST RIGHT OF WAY LINE OF THE FRONTAGE ROAD (FORMERLY HIGHWAY 93 BEFORE THE REALIGNMENT); THENCE NORTH 50° 41' 00" WEST A DISTANCE OF 741.02 FEET ALONG THE NORTHEAST RIGHT OF WAY LINE OF THE AFOREMENTIONED FRONTAGE ROAD TO THE TRUE POINT OF BEGINNING; THENCE NORTH 39° 19' 00" EAST, A DISTANCE OF 175.00 FEET TO A POINT; THENCE SOUTH 50° 41' 00" EAST, A DISTANCE OF 125.01 FEET TO A POINT; THENCE SOUTH 39° 19' 00" WEST, A DISTANCE OF 175.00 FEET TO A POINT; THENCE NORTH 50° 41' 00" WEST, A DISTANCE OF 125.01 FEET TO THE TRUE POINT OF BEGINNING.

NOTE: THE ABOVE METES AND BOUNDS DESCRIPTION APPEARED PREVIOUSLY IN THAT CERTAIN DOCUMENT RECORDED JUNE 10, 2002 AS INSTRUMENT NO. 118261 IN BOOK 164, PAGE 174.

PARCEL II:

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

COMMENCING AT THE NORTH QUARTER CORNER OF SAID 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 THE FRONTAGE ROAD (FORMERLY HIGHWAY 93 BEFORE THE REALIGNMENT), THENCE NORTH 50° 41' 00" WEST, A DISTANCE OF 491.00 FEET TO A POINT; THENCE NORTH 39° 19' 00" EAST A DISTANCE OF 175.00 FEET, TO THE TRUE POINT OF BEGINNING; THENCE NORTH 50° 41' 00" WEST A DISTANCE OF 225.99 FEET TO A POINT; THENCE NORTH 51° 29' 13" EAST, A DISTANCE OF 140.90 FEET TO A POINT; THENCE SOUTH 38° 30' 47" EAST, A DISTANCE OF 145.90 FEET TO A POINT; THENCE AROUND THE ARC OF A CURVE IN A SOUTHERLY DIRECTION HAVING A RADIUS OF 68 FEET AND ANGLE OF 77° 49' 47" A DISTANCE OF 92.37 FEET TO A POINT; THENCE SOUTH 39° 19' 00" WEST A DISTANCE OF 40.51 FEET TO THE TRUE POINT OF BEGINNING.

NOTE: THE ABOVE METES AND BOUNDS DESCRIPTION APPEARED PREVIOUSLY IN THAT CERTAIN DOCUMENT RECORDED JULY 28, 2006 IN INSTRUMENT NO. 126929.

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.

[Handwritten Signature]
Dennis T Perkins

Dennis T. Perkins

[Handwritten Signature]
Geri Perkins

Geri Perkins

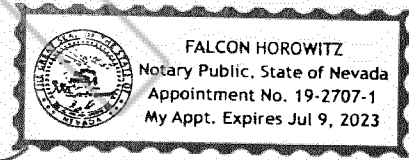
STATE OF **NEVADA**)
) : **ss.**
COUNTY OF **CLARK**)

This instrument was acknowledged before me on 01-21-2021 by **Dennis T Perkins and Geri Perkins.**

[Handwritten Signature]

Notary Public

(My commission expires: 7.9.2023)



This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed under Escrow No. 13896-2611832.

Falcon Horowitz
Nb: 19-2707-1
Exp: 7/9/23

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 011-200-12
- 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: \$115,000.00
- b) Deed in Lieu of Foreclosure Only (value of property) (\$ _____)
- c) Transfer Tax Value: \$115,000.00
- d) Real Property Transfer Tax Due \$448.50

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

Signature: _____ Capacity: Grantee

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

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

Print Name: Dennis T Perkins and Geri Perkins

Print Name: Ronald Zander and Angela Post

Address: 1722 and 1744 Richardville Road

Address: 1722 and 1744 Richardville Road

City: Hiko

City: Hiko

State: NV Zip: 89017

State: NV Zip: 89017

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

Print Name: First American Title Insurance Company

File Number: 13896-2611832 JL/ ch

Address: 10000 W Charleston Blvd, Suite 180

City: Las Vegas

State: NV Zip: 89135

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