

LINCOLN COUNTY, NV

2021-159523

Rec:\$37.00

Total:\$37.00

01/26/2021 01:40 PM

COW COUNTY TITLE

Pgs=4 KE

A.P.N. No.:	004-114-02
R.P.T.T.	Exempt #
Escrow No.:	82775
Recording Requested By:	
Cow County Title Co.	
Mail Tax Statements To:	<i>Same as below</i>
When Recorded Mail To:	
BRIAN GABRIEL GARDNER and MARCIA BETH GARDNER	
7308 Hospitality PI	
Las Vegas, NV 89131	



00006088202101595230040048

OFFICIAL RECORD
AMY ELMER, RECORDER

E03

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That **ELAINE SHUMWAY**, a **widow** for valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to **BRIAN GABRIEL GARDNER and MARCIA BETH GARDNER, husband and wife**, all that real property situated in the County of Lincoln, State of Nevada, bounded and described as follows:

See Exhibit "A" attached hereto and by reference made a part hereof for complete legal description.

***SUBJECT TO:**

1. Taxes for the fiscal year;
2. Reservations, restrictions, conditions, rights, rights of way and easements, if any of record on said premises.

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and any reversions, remainders, rents, issues or profits thereof.

Dated: December 28, 2020

Elaine Shumway
Elaine Shumway
 ELAINE SHUMWAY

State of Nevada)
County of Lincoln) ss.

This instrument was acknowledged before me on the 16th day of January, 2021
By: Elaine Shumway

Signature: [Signature]
Notary Public

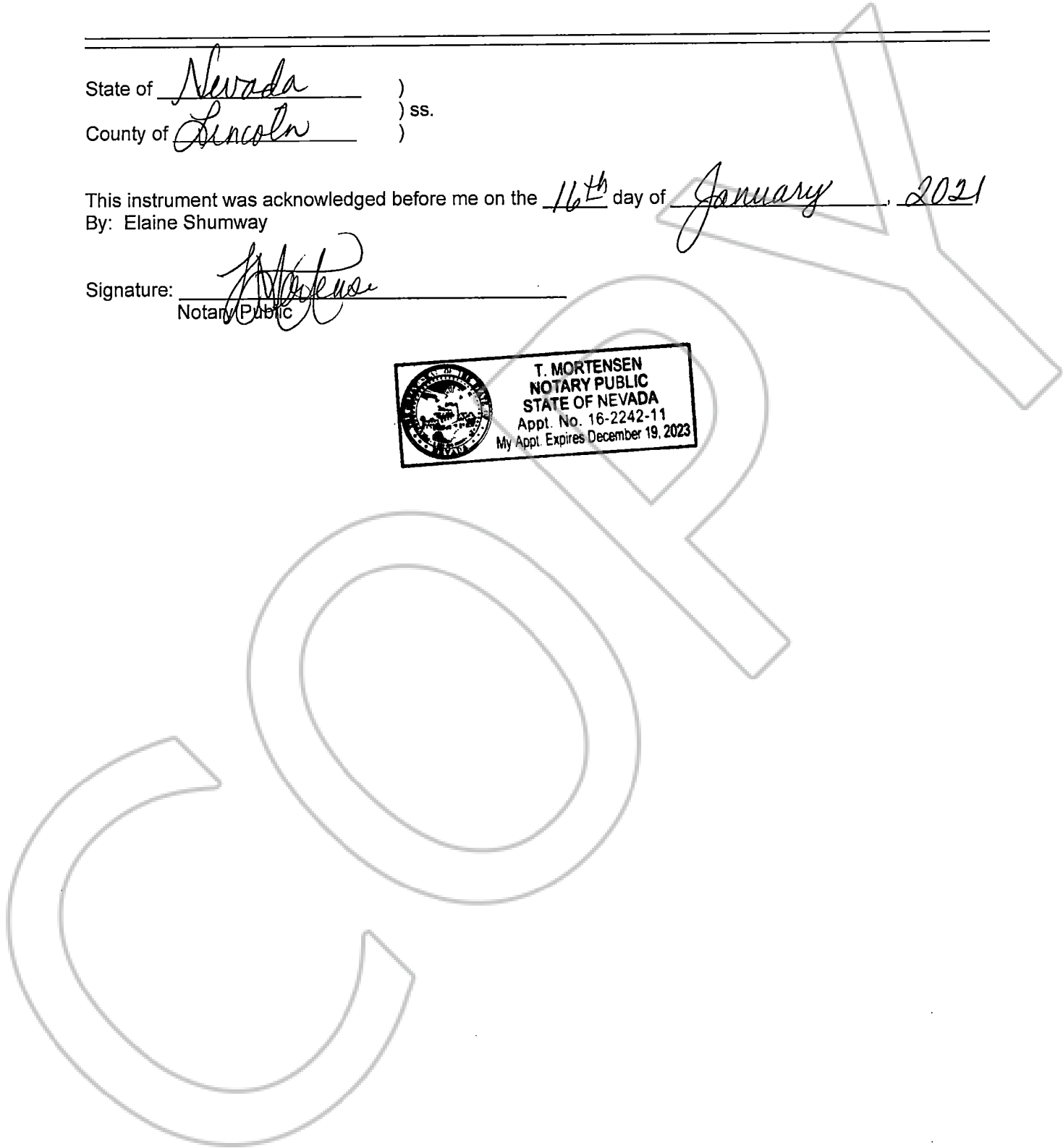
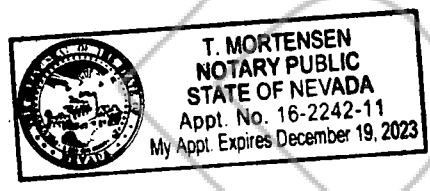


EXHIBIT "A" LEGAL DESCRIPTION

A parcel of land situate within the Northeast Quarter (NE1/4) of the Northwest Quarter (NW1/4) of Section 8, Township 7 South, Range 61 East, M.D.B. & M., situate in the Town of Alamo, more particularly described as follows:

Beginning at a point 314 feet West of the Northwest corner of Press Lamb's lot (as of March 10, 1955) and running thence Southwesterly 217 feet;
Thence running West 122 feet;
Thence running North 217 feet;
Thence running East 180 feet.

EXCEPTING THEREFROM that portion of land conveyed by the Deed recorded December 30, 2013 in Book 284 of Official Records, page 433 as File No. 144747, Lincoln County, Nevada records, more particularly described as follows:

Beginning at a point on the East side of the Southern extension of First West Street from which the Northwest corner of the said Section 8 bears North 69°24'37" West, 1898.57 feet;
Thence North 89°35'19" East, 124.50 feet to a reference monument (a #5 rebar with cap stamped REF-MONUMENT PLS 12751);
Thence continuing 8.36 feet to the centerline of the concrete lined irrigation canal;
Thence South 16°28'18" West, 6.8 feet along said centerline;
Thence South 89°46'20" West, 130.83 feet to the East right of way of the South extension of First West Street;
Thence North 00°55'19" West, 6.09 feet along the said East right of First West Street to the point of beginning.

Together with that portion of land delineated on the Amended Boundary Line Adjustment Record of Survey recorded May 1, 2009 in Book C of Plats, page 462 as File No. 133719, Lincoln County, Nevada records, more particularly described as follows:

Beginning at the North corner of this boundary line adjustment on the South right of way line of Second South Street, a point from which the Northwest corner of said Section 5 bears North 76°51'14" West, 2006.43 feet;
Thence South 05°24'42" East, 25.82 feet at or to a #5 rebar with cap stamped L SMITH PLS 12751;
Thence South 02°31'07" West, 21.67 feet at or to a #5 rebar with cap stamped L SMITH PLS 12751;
Thence South 13°09'07" West, 101.27 feet at or to a #5 rebar with cap stamped L SMITH PLS 12751;
Thence South 15°56'07" West 68.37 feet at or to a #5 rebar with cap stamped L SMITH PLS 12751;
Thence North 11°43'55" East, 215.14 feet to the point of beginning.

The basis of bearings is the North line of the Alamo South Subdivision, Tract Number 1, Units 1 & 2, recorded January 23, 1977 in Book A of Plats, pages 124 and 126 as File Nos. 59020 and 59021, Lincoln County Nevada records, corner to corner which is North 59°23'52" East.

The above legal description is a metes and bounds description and was obtained from a Grant, Bargain Sale Deed, recorded November 1, 1972 in Book 6 of Official Records, page 296 as File No. 52335; from a Deed recorded December 30, 2013 in Book 284 of Official Records, page 433 as File No. 144747; and from the Amended Boundary Line Adjustment Record of Survey recorded May 1, 2009 in Book C of Plats, page 462 as File No. 133719, Lincoln County, Nevada records.

This additional information required by NRS 111.312 and NRS 239B.030.

ASSESSOR'S PARCEL NUMBER FOR 2020 - 2021: 004-114-02

**STATE OF NEVADA
DECLARATION OF VALUE**

FOR RECORDER'S OPTIONAL USE ONLY

1. Assessor Parcel Number(s)
 a) 004-114-02
 b) _____
 c) _____
 d) _____

Document/Instrument No. _____
 Book _____ Page _____
 Date of Recording: _____
 Notes: _____

2. Type of Property
 a) Vacant Land
 b) Single Family Res.
 c) Condo/Townhouse
 d) 2-4 Plex
 e) Apartment Bldg.
 f) Commercial/Industrial
 g) Agricultural
 h) Mobile Home
 i) Other: _____

3. a. Total Value/Sales Price of Property _____
 b. Deed in Lieu of Foreclosure Only (Value of Property) _____
 c. Transfer Tax Value _____
 d. REAL PROPERTY TRANSFER TAX DUE: _____

4. If Exemption Claimed:
 a. Transfer Tax Exemption, per NRS 375.090, Section: # 3
 b. Explain Reason for Exemption: correcting legal, from previous deeds #2020-158858; #2020-158897 and 2021-159404

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: *Elaine Shumway* Capacity: *General Agent*
ELAINE SHUMWAY

Signature: _____ Capacity: _____
MARCIA BETH GARDNER

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: ELAINE SHUMWAY
 Address: P O Box 175
 City/ST/Zip Alamo, NV 89001

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: BRIAN GABRIEL BARDNER AND
MARCIA BETH GARDNER
 Address: 7308 Hospitality PL
 City/ST/Zip Las Vegas, NV 89131

COMPANY/PERSON REQUESTING RECORDING (required if not Seller or Buyer)

Company Name: Cow County Title Co. Escrow No.: 82775
 Address: P.O. Box 518, 328 Main Street
 City: Pioche State: NV Zip: 89043