

LINCOLN COUNTY, NV

2021-159573

\$758.50

RPTT:\$721.50 Rec:\$37.00 02/01/2021 03:45 PM

FIRST AMERICAN TITLE INSURANCE COMPANY 3 AK

OFFICIAL RECORD

AMY ELMER, RECORDER

A.P.N.: 002-143-06  
File No: 13895-2611749 (TV)  
R.P.T.T.: \$721.50

When Recorded Mail To: Mail Tax Statements To:  
Verla Bassett  
P.O. Box 709  
Panaca, NV 89042

### ***GRANT, BARGAIN and SALE DEED***

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

Kennen Lee and Kelsey Lee, husband and wife as joint tenants

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

Verla Bassett, a single woman

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

**PART OF LOT 2, BLOCK 15, IN THE TOWN OF PANACA, AS SHOWN UPON MAP THEREOF, RECORDED IN THE RECORDER'S OFFICE, LINCOLN COUNTY, NEVADA DESCRIBED AS FOLLOWS:**

**BEGINNING AT A POINT 80 FEET WEST OF THE NORTHEAST CORNER OF SAID LOT 2; THENCE AT RIGHT ANGLES SOUTH 70 FEET; THENCE AT RIGHT ANGLES WEST 10 FEET; THENCE AT RIGHT ANGLES SOUTH 65 FEET; THENCE AT RIGHT ANGLES WEST 100 FEET; THENCE AT RIGHT ANGLES NORTH 135 FEET TO THE SOUTH SIDE OF "F" STREET; THENCE EAST ALONG THE SOUTH SIDE OF SAID "F" STREET 110 FEET TO THE POINT OF BEGINNING.**

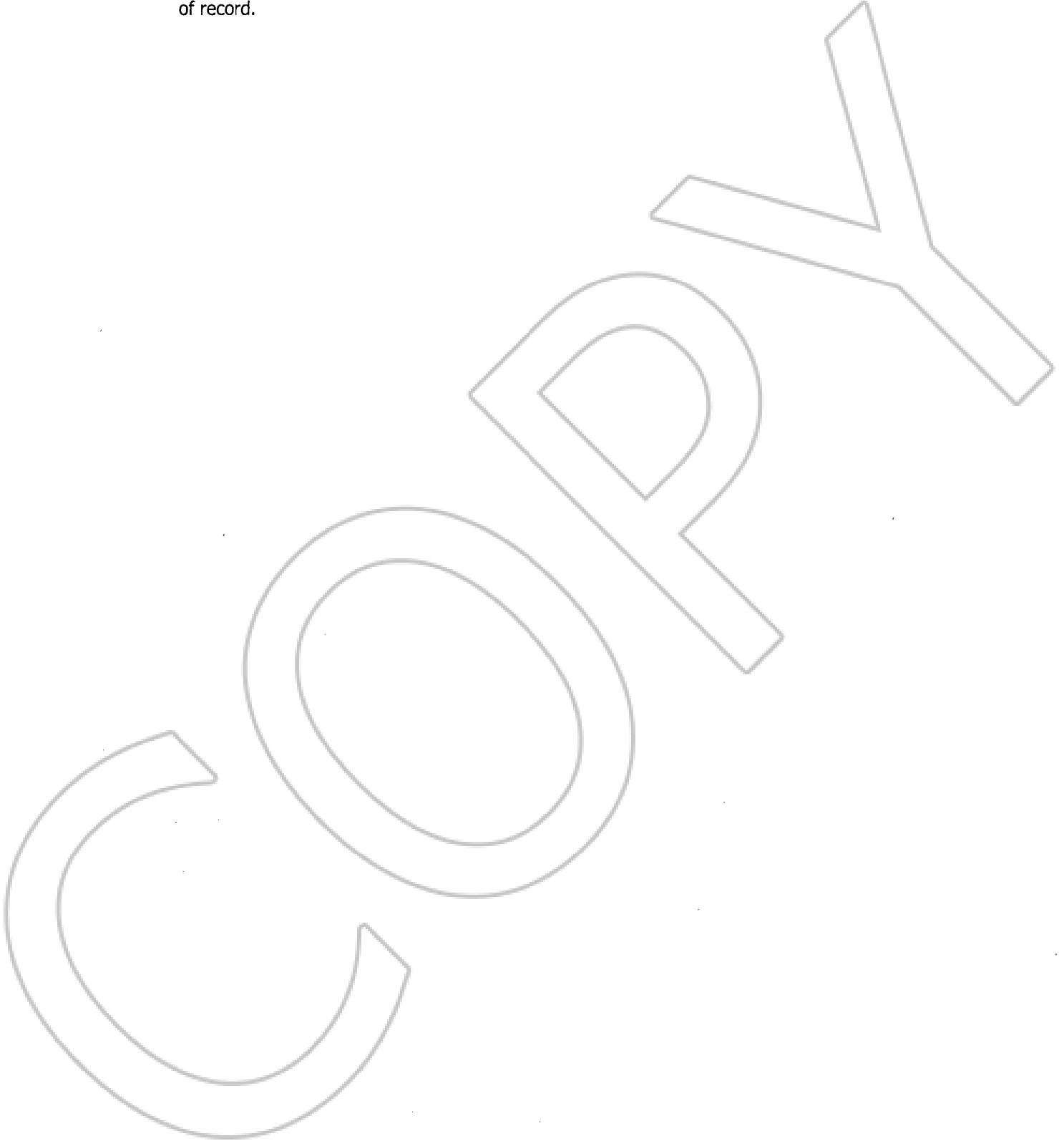
**NOTE: THE ABOVE METES AND BOUNDS DESCRIPTION APPEARED PREVIOUSLY IN THAT CERTAIN DOCUMENT RECORDED FEBRUARY 22, 2017 IN BOOK 309, PAGE 245, AS INSTRUMENT NO. 150953.**

*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.





**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)  
 a) 002-143-06  
 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: \$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]  
 Signature: \_\_\_\_\_

Capacity: GRANTOR/SELLER  
 Capacity: \_\_\_\_\_

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

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

Print Name: Kennen Lee and Kelsey Lee  
 Address: 2995 E Copper Ave  
 City: CLOVIS  
 State: CA      Zip: 92019

Print Name: Verla Bassett  
 Address: P.O. Box 709  
 City: Panaca  
 State: NV      Zip: 89042

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

FANV DIRECT TITLE/First American  
 Print Name: Title Insurance Company  
 Address: 701 North Green Valley Parkway Suite 120  
 City: Henderson

File Number: 13895-2611749 TV/ ar  
 State: NV      Zip: 89074

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