

A.P.N.: 002-143-18
File No: 13896-2613917 (RD)
R.P.T.T.: \$577.20

LINCOLN COUNTY, NV
\$614.20
RPTT:\$577.20 Rec:\$37.00
FIRST AMERICAN TITLE INSURANCE COMPANY-3 AE
OFFICIAL RECORD
AMY ELMER, RECORDER

2021-159614

02/12/2021 12:27 PM

When Recorded Mail To: Mail Tax Statements To:
George Buettner and Louise Buettner
P.O. Box 192
Pioche, NV 89043

GRANT, BARGAIN and SALE DEED

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

Cory Wadsworth and Natalie Wadsworth as joint tenants with right of survivorship

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

George Buettner and Louise Buettner, husband and wife as joint tenants

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

PARCEL NO. 1

A PORTION OF LOT NUMBERED THREE (3) IN BLOCK NUMBERED FIFTEEN (15) IN THE TOWN OF PANACA, LINCOLN COUNTY, NEVADA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 3 AND RUNNING THENCE SOUTH 132 FEET, THENCE RUNNING AT THE RIGHT ANGLES WEST A DISTANCE OF 159 FEET; THENCE RUNNING AT RIGHT ANGLES NORTH A DISTANCE OF 132 FEET; TO THE NORTH BOUNDARY LINE OF SAID LOT 3; THENCE EAST A DISTANCE OF 159 FEET TO THE POINT OF BEGINNING.

PARCEL NO. 2

A PORTION OF LOT NUMBERED THREE (3) IN BLOCK NUMBERED FIFTEEN (15) IN THE TOWN OF PANACA, LINCOLN COUNTY, NEVADA, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 159 FEET WEST OF THE NORTHEAST CORNER OF SAID LOT 3, SAID POINT BEING ON THE NORTH LINE OF SAID LOT 3, THENCE CONTINUING WEST A DISTANCE OF 105 FEET TO THE NORTHWEST CORNER OF SAID LOT 3; THENCE RUNNING SOUTH ALONG THE WEST LINE OF SAID LOT 3 A DISTANCE OF 132 FEET; THENCE RUNNING EAST AT RIGHT ANGLES A DISTANCE OF 105 FEET TO A POINT; THENCE RUNNING NORTH AT RIGHT ANGLES A DISTANCE OF 132 FEET TO THE TRUE POINT OF BEGINNING.


NOTE: THE ABOVE METES AND BOUNDS LEGAL DESCRIPTION APPEARED PREVIOUSLY IN THAT CERTAIN DOCUMENT RECORDED SEPTEMBER 09, 2017 IN BOOK 311, PAGE 0116, AS DOCUMENT NO. 151742.

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.

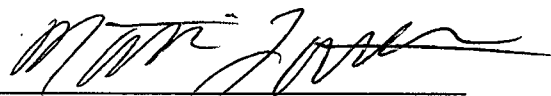
Subject to

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.

COPY



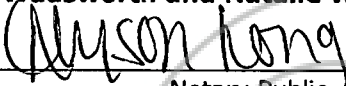
Cory Wadsworth



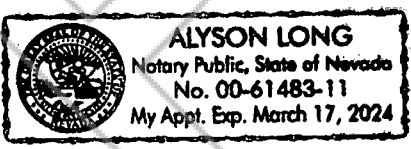
Natalie Wadsworth

STATE OF NEVADA)
) *Lincoln* : ss.
COUNTY OF ~~CLARK~~)
) *KL*

This instrument was acknowledged before me on
February 2, 2024 by
Cory Wadsworth and Natalie Wadsworth.



Notary Public
(My commission expires: March 17, 2024)



This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated 01/15/2021 under Escrow No. 13896-2613917

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 002-143-18
- 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: \$148,000.00
- b) Deed in Lieu of Foreclosure Only (value of property) (\$ _____)
- c) Transfer Tax Value: \$148,000.00
- d) Real Property Transfer Tax Due \$577.20

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: agent
Capacity: _____

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

Print Name: Cory Wadsworth and Natalie Wadsworth
Address: PO Box 334
City: Panaca
State: NV Zip: 89042

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

Print Name: George Buettner and Louise Buettner
Address: P.O. Box 192
City: Pioche
State: NV Zip: 89043

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: 13896-2613917 RD/ RD
State: NV Zip: 89135

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