

A.P.N.: 004-041-01
File No: 119-2618355 (SC)
R.P.T.T.: \$124.80

LINCOLN COUNTY, NV 2021-159787
\$161.80
RPTT:\$124.80 Rec:\$37.00 03/30/2021 01:26 PM
FIRST AMERICAN TITLE INSURANCE COMPANY 3 AK
OFFICIAL RECORD
AMY ELMER, RECORDER

When Recorded Mail To: Mail Tax Statements To:
Sandra Yardley
253 South Main Street
St George, UT 84790

GRANT, BARGAIN and SALE DEED

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

George J. Nolan, an unmarried man

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

Sandra Yardley, a widow

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

COMMENCING AT THE SOUTHWEST CORNER OF THE NE 1/4 OF THE SW 1/4 OF SECTION 5, TOWNSHIP 7 SOUTH, RANGE 61 EAST, M.D.B.&M.; THENCE RUNNING DUE EAST ALONG THE SOUTH LINE OF SAID NE 1/4 OF SW 1/4 A DISTANCE OF 910 FT. MORE OR LESS TO THE WEST LINE OF MAIN STREET AT THE NORTHEAST CORNER OF LOT 1, BLOCK 46, ALAMO TOWNSITE ON FILE IN THE OFFICE OF THE COUNTY RECORDER OF LINCOLN COUNTY; RUNNING THENCE N. 1°23' W. ALONG THE WEST SIDE OF SAID MAIN STREET AND THE PROJECTION THEREOF A DISTANCE OF 800 FT. TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING N. 1°23' W., ALONG THE WEST SIDE OF SAID MAIN STREET AND THE PROJECTION THEREOF A DISTANCE OF 100 FT.; THENCE DUE WEST A DISTANCE OF 200 FT.; THENCE S. 1°23' E. A DISTANCE OF 103.78 FT.; THENCE N. 88°37' E., A DISTANCE OF 200 FT. TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM ALL THAT PORTION TRANSFERRED PURSUANT TO A GRANT BARGAIN AND SALE DEED RECORDED MAY 22, 1975 AS DOCUMENT NO. 56731 IN BOOK 14, PAGE 343, OF OFFICIAL RECORDS IN THE OFFICE OF THE COUNTY RECORDER OF LINCOLN COUNTY, STATE OF NEVADA.

NOTE : THE ABOVE METES AND BOUND DESCRIPTION APPEARED PREVIOUSLY IN THAT CERTAIN DOCUMENT RECORDED JULY 21, 2006, IN BOOK 219, PAGE 297, AS INSTRUMENT NO. 126885

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

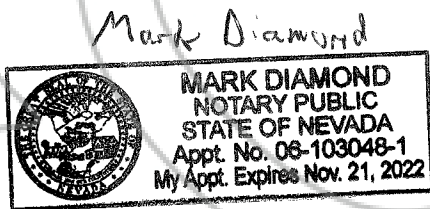
George J. Nolan
George J. Nolan
J. Nolan

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

This instrument was acknowledged before me on
March 16th, 2021 by
George J. Nolan.

Mark Diamond
Notary Public
(My commission expires: 11/21/22)

This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated 03/15/2021 under Escrow No. 119-2618355



06-103048-1

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
a) 004-041-01
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: \$32,000.00
b) Deed in Lieu of Foreclosure Only (value of property) (\$ _____)
c) Transfer Tax Value: \$32,000.00
d) Real Property Transfer Tax Due \$124.80

4. **If Exemption Claimed:**
a. Transfer Tax Exemption, per 375.090, Section: _____
b. Explain reason for exemption: _____

5. Partial Interest: Percentage being transferred: _____ %

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
Signature: _____ Capacity: _____

SELLER (GRANTOR) INFORMATION (REQUIRED)
Print Name: George J. Nolan
Address: 7212 West Washington Avenue
City: Las Vegas
State: NV Zip: 89128

BUYER (GRANTEE) INFORMATION (REQUIRED)
Print Name: Sandra Yardley
Address: 253 South Main Street
City: St George
State: UT Zip: 84790

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)
First American Title Insurance
Print Name: Company File Number: 119-2618355 SC/ md
Address: 7251 West Lake Mead Blvd, Suite 100
City: Las Vegas State: NV Zip: 89128

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