

LINCOLN COUNTY, NV

2021-160069

\$37.00

RPTT:\$0.00 Rec:\$37.00

05/12/2021 02:19 PM

FIRST AMERICAN TITLE INSURANCE COMPANY

OFFICIAL RECORD

AMY ELMER, RECORDER

E03

APN# 002-131-10

Recording Requested by and Return To:

Name: First American Title

Address: 2500 N. Buffalo Dr #120

City/State/Zip: Las Vegas, NV 89128

Grant, Bargain and Sale Deed
(Title on Document)

**Re-record document 2019-156996 to correct the
grantees name, remove Jr., without
consideration.**

File No. 13895-2557190 (DP) _____

LINCOLN COUNTY, NV **2019-156996**
\$542.00
RPTT:\$507.00 Rec:\$35.00 **09/13/2019 09:50 AM**
FA NV DIRECT TITLE Pgs=2 AK
OFFICIAL RECORD
AMY ELMER, RECORDER

A.P. No. 002-131-10
Escrow No. 116-2557190-dp/CJ
R.P.T.T. \$507.00

WHEN RECORDED RETURN TO:

Glen Wadsworth, Jr. and Tammy Wadsworth
24 North Fifth Street
Panaca, NV 89042

MAIL TAX STATEMENTS TO:

Glen Wadsworth, Jr. and Tammy Wadsworth
24 North Fifth Street
Panaca, NV 89042

I hereby certify that the foregoing is a full and correct copy of the original document as of 4/12/2021 at 2:43 PM

Now of record in this office of Lincoln County Nevada as document number 2019-156996.

Date 4/12/2021

Recorder Amy Elmer

Amanda Kulani, Recording Deputy

GRANT, BARGAIN and SALE DEED

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

Kathleen V. Wadsworth, a widow

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

Glen Wadsworth, Jr. and Tammy Wadsworth, husband and wife as joint tenants with right of survivorship

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

THAT PORTION OF LOT 4 IN BLOCK 45, IN THE TOWN OF PANACA, COUNTY OF LINCOLN, STATE OF NEVADA AS SHOWN ON THE OFFICIAL MAP THEREOF MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL 1 OF THAT CERTAIN PARCEL MAP RECORDED OCTOBER 13, 2000 IN BOOK B OF PLATS PAGE 344 AS FILE NO. 115398, LINCOLN COUNTY NEVADA RECORDS.

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.

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.

Grantee herein is prohibited from conveying captioned property for any sales price for a period of 45 days from 09/13/2019. After this 45 day period, Grantee is further prohibited from conveying the property for a sales price greater than \$156,000.00 until 90 days from 09/13/2019. These restrictions shall run with the land and are not personal to the Grantee.

Kathleen V. Wadsworth

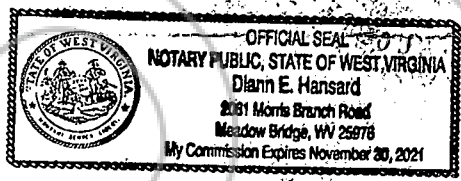
Kathleen V. Wadsworth

STATE OF West Virginia)
: ss.
COUNTY OF Monroe)

This instrument was acknowledged before me on August 23, 2019

by Kathleen V. Wadsworth

Diann E. Hansard
DIANN E. HANSARD Notary Public
(My commission expires: November 30, 2021)



BLIND AFFIDAVIT

I, Jack R. Vickers, do hereby declare under penalty of perjury that I have read, in their entirety, the documents required in Escrow No. 116-2557190 including but not limited to escrow instructions, conveyancing documents, and loan documents (if applicable) to the property located at 24 N. Fifth Street, Panaca, Nevada 89042.

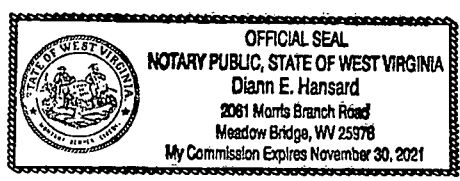
Jack R. Vickers
Jack R. Vickers

STATE OF West Virginia)
: ss.
COUNTY OF Monroe)

This instrument was acknowledged before me on August 23, 2019 by Jack R. Vickers

Diann E. Hansard
DIANN E. HANSARD Notary Public
(My commission expires: November 30, 2021)

This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated 08/21/2019 under Escrow No. 116-2557190



**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 002-131-10
- 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: \$0.00
- b) Deed in Lieu of Foreclosure Only (value of property) (\$ _____)
- c) Transfer Tax Value: \$0.00
- d) Real Property Transfer Tax Due \$0.00

4. **If Exemption Claimed:**

- a. Transfer Tax Exemption, per 375.090, Section: 03
- b. Explain reason for exemption: RECOGNIZE TRUE STATUS-RE-RECORD GBSD 2019-156996 TO CORRECT THE GRANTEE'S NAME, REMOVE JR. WITHOUT CONSIDERATION.

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

Signature: _____

Capacity: _____

SELLER (GRANTOR) INFORMATION (REQUIRED)

BUYER (GRANTEE) INFORMATION (REQUIRED)

Print Name: Kathleen V. Wadsworth and The Estate of James Wadsworth

Print Name: Glen Wadsworth and Tammy Wadsworth

Address: 5139 Rich Creek Valley Road

Address: P.O. BOX 616

City: Peterstown

City: Panaca

State: WV Zip: 24963

State: NV Zip: 89042

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

Print Name: FANV-DIRECT TITLE /First American Title Insurance Company

File Number: 116-2557190 DP/ DP

Address: 701 N Green Valley Pkwy, Ste 120

City: Henderson

State: NV Zip: 89074

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