

A.P.N.: 001-091-29
File No: 119-2623875 (SC)
R.P.T.T.: \$312.00

LINCOLN COUNTY, NV **2021-160091**
\$349.00
RPTT:\$312.00 Rec:\$37.00 **05/18/2021 01:42 PM**
FIRST AMERICAN TITLE INSURANCE COMPANY
OFFICIAL RECORD
AMY ELMER, RECORDER

When Recorded Mail To: Mail Tax Statements To:
Big Peace Properties, LLC
2016 Griffith Ave
Las Vegas, NV 89104

GRANT, BARGAIN and SALE DEED

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

Andrew N. Porter and Darby R. Porter, husband and wife as joint tenants

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

Big Peace Properties, LLC

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

LOTS 48, 49, 50, 51, 52, 53, 54, 55, 56, AND 57 IN BLOCK 31 IN THE TOWN OF PIOCHE, AS SHOWN ON THE OFFICIAL PLAT OF SAID TOWN OF PIOCHE, RECORDED JANUARY 5, 1874 IN THE OFFICE OF THE COUNTY RECORDER OF LINCOLN COUNTY, NEVADA IN BOOK A OF PLATS, PAGES 37, 38 AND 39; AND FURTHER DELINEATED BY THE SURVEY MAPS COMPILED AUGUST 28, 1947 AND FILED IN BOOK A OF PLATS, PAGES 55, 56 AND 57, LINCOLN COUNTY, NEVADA RECORDS.

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.

Andrew N. Porter

Andrew N. Porter

Darby R. Porter

Porter

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

This instrument was acknowledged before me on
5-15-21 by
Andrew N. Porter and Darby R. Porter.

Rhonda J. Teris
Notary Public
(My commission expires: 9-25-22)

This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated 05/07/2021 under Escrow No. 119-2623875



05-94720-5

9/25/22

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 001-091-29
- 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: \$80,000.00
- b) Deed in Lieu of Foreclosure Only (value of property) (\$ _____)
- c) Transfer Tax Value: \$80,000.00
- d) Real Property Transfer Tax Due \$312.00

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: Agent
Capacity: _____

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

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

Andrew N. Porter and Darby R.
Print Name: Porter
Address: 16 Pine Grove Road
City: Yerington
State: NV Zip: 89447

Big Peace Properties, LLC
Print Name: Big Peace Properties, LLC
Address: 2016 Griffith Ave
City: Las Vegas
State: NV Zip: 89104

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

First American Title Insurance
Print Name: Company
Address: 7674 W Lake Mead Blvd, Ste 108
City: Las Vegas

File Number: 119-2623875 SC/ md
State: NV Zip: 89128

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