

LINCOLN COUNTY, NV

2021-160431

\$37.00

RPTT:\$0.00 Rec:\$37.00

05/25/2021 03:36 PM

TITLE DEEDS & NEEDS, LLC

Pgs=2 AK

OFFICIAL RECORD

AMY ELMER, RECORDER

E03

RECORDING COVER PAGE

(Must be typed or printed clearly in BLACK ink only and avoid printing in the 1" margins of document)

APN# 001-032-07

(11 digit Assessor's Parcel Number may be obtained at:
<http://redrock.co.clark.nv.us/assrealprop/ownr.aspx>)

TITLE OF DOCUMENT

(DO NOT Abbreviate)

GRANT, BARGAIN, SALE DEED

Re-recording to correct legal description

BOOK: 165, Page: 233, Instrument: 118468

Document Title on cover page must appear EXACTLY as the first page of the document to be recorded.

RECORDING REQUESTED BY:

TITLE DEEDS & NEEDS

RETURN TO: Name **TITLE DEEDS & NEEDS**

Address **P.O. BOX 187**

City/State/Zip **PIOCHE, NV 89043**

MAIL TAX STATEMENT TO: (Applicable to documents transferring real property)

Name **SHARON RUTLEDGE**

Address **376 FOURTH STREET**

City/State/Zip **PIOCHE, NV 89043**

This page provides additional information required by NRS 111.312 Sections 1-2.

To print this document properly, do not use page scaling.

P:\Common\FORMS & Notices\Cover Page Template Oct2017

APN: 001-032-07

GRANT, BARGAIN, SALE DEED

THIS INDENTURED WITNESSETH, THAT

CARMEN YLLAS

FOR A VALUABLE CONSIDERATION, the receipt of which is hereby acknowledged, do hereby Grant, Bargain, Sell and Convey his interest in the below described parcel to:

DONALD E. SPAULDING & RUTHIE PEEL SPAULDING, with rights of survivorship,

All that real property situated in town of Pioche, County of Lincoln, State of Nevada, bounded and described as follows:

Parcel of land situated within Block 42, of the town of Pioche, Sec. 22, T.1N, R67E M.D.M. Lincoln County, Nevada, being more particularly described as follows.

Beginning at a point on the North Boundary Line of Said Sed. 22, whence the N1/4 Cor. Of said Sec. 22 bears N. 89° 53' 32" W. a distance of 553.93, said point being described as the Point of Beginning;

- Thence N. 33° 00' 21" E. a distance of 10.10 feet;
- Thence S. 62° 40' 44" E. a distance of 200.49 feet; 100.49 feet;
- Thence S 33° 00' 21" W. a distance of 75.00 feet;
- Thence N 62° 40' 44" W. a distance of 100.49 feet;
- Thence N 33° 00' 21" E. a distance of 64.90 feet to the Point of Beginning;

Containing 7500 Sq. Ft. or 0.17 Acre. More or less.

As seen on Map of Survey Boundary Line Adjustment for Sandra Bitton recorded in the Book of Records in the Auditor/Recorders Office of Lincoln County Book B Page 109, Document Number 110952

Subject to: Covenants, Conditions, Restrictions, Reservations, Rights, Right of Ways and Easements now of record or any that may actual exist on subject property.

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

STATE OF NEVADA Kentucky
COUNTY OF Greene

ON July 6, 2002

PERSONALLY APPEARED BEFORE ME,
A NOTARY PUBLIC, Amy D. Boehman

Executed on _____

451 Bluebird Dr Russell KY 41165
Carmen Yllas

Signature and address of Seller

who acknowledged that he executed the above instrument.

Signature Amy D. Boehman
(Notary Public)

(Notarial Seal)

Mail tax statement to:
Donald E. & Ruthie Peel Spaulding
P.O. Box
Pioche, NV 89043

I hereby certify that the foregoing is a full and correct copy of the original document as of 5/18/2021 at 5/18/2021
Now of record in this office of Lincoln County Nevada as document number 118468.
Date 5/18/2021
Recorder Amy Elmer
Amanda Kulani, Recording Deputy
Amanda Kulani, Recording Deputy

2002 JUL 12 PM 1 40
DONALD SPAULDING
FILED FOR RECORDING
AT THE REQUEST OF
LINCOLN COUNTY RECORDED
FEE \$48.00 NETTS 1045 DEPTMS
LESIE BOICHER

118468

BOOK 165 PAGE 333

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)

a) **001-032-07**

b)

c)

d)

2. Type of Property:

a) Vacant Land

c) Condo/Twnhse

e) Apt. Bldg

g) Agricultural

Other _____

b) Single Fam. Res.

d) 2-4 Plex

f) Comm'l/Ind'l

h) Mobile Home

FOR RECORDER'S OPTIONAL USE ONLY

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 NRS 375.090, Section 3

b. Explain Reason for Exemption: **Re-recording Book/Page/Inst. No. 165-233-118468 to correct legal description.**

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: _____

Capacity: AGENT _____

Signature: _____

Capacity: _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: Carmen Yllas

Address: 451 Bluebird Drive

City: Russell

State: KY Zip: 41169

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Donald E. Spaulding & Ruthie Peel Spaulding

Address: P.O. Box 687

City: Pioche

State: NV Zip: 89043

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

Print Name: Title Deeds & Needs, LLC

Address: P.O. Box 187

City, State & Zip: Pioche, NV 89043

File No. HERMAN

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED