

LINCOLN COUNTY, NV

2021-160643

\$37.00

RPTT:\$0.00 Rec:\$37.00

06/14/2021 08:27 AM

TITLE DEEDS & NEEDS, LLC

Pgs=3 AE

OFFICIAL RECORD

AMY ELMER, RECORDER

E05

**APN: 001-033-09**

**Recording Requested By :  
TITLE DEEDS & NEEDS, LLC**

**WHEN RECORDED MAIL TO and  
MAIL TAX STATEMENT TO:**

**Vicente C. Young  
P.O. Box 187  
Pioche, NV 89043**

File No: 354-4th

---

**GRANT, BARGAIN, SALE DEED**

R.P.T.T. **[Exempt 5]**

THIS INDENTURE WITNESSETH: That

**Vicente C. Young, a married man, who acquired title as a single man**

FOR A VALUABLE CONSIDERATION, the receipt of which is hereby acknowledged, do(es) hereby Grant, Bargain, Sell and Convey to

**Vicente C. Young and Ashley L. Remington, husband and wife as joint tenants**

all that real property situated in the County of Lincoln, State of Nevada, described as follows:


For legal description of the real property, see Exhibit A attached hereto and made a part hereof.

SUBJECT TO: 1. Taxes for the fiscal year 2020-2021  
2. Rights of Way, reservations, restrictions, easements, and conditions of record.

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

**GRANTOR'S SIGNATURE AND NOTARY ACKNOWLEDGEMENT  
ATTACHED AS PAGE 2 HEREOF.**

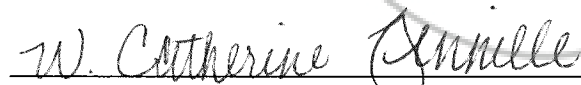
Witness my hand this 10 day of June 2021.

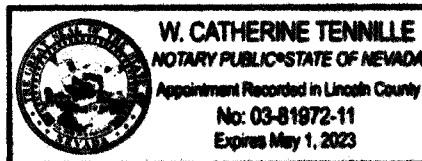
  
**Vicente C. Young**  
**Vicente C. Young**

STATE OF NEVADA  
COUNTY OF LINCOLN

On June 10<sup>th</sup> 2021, personally appeared before me, a Notary Public in and for said County and State, Vicente C. Young, who acknowledged to me that he executed the same.

WITNESS my hand and official seal.

  
NOTARY PUBLIC in and for said County and State.



**EXHIBIT A  
LEGAL DESCRIPTION**

All that certain real property situated in the County of Lincoln, State of Nevada, described as follows:

**THAT PORTION OF SECTION 22, TOWNSHIP 1N, RANGE 67E, MOUNT DIABLO BASE AND MERIDIAN, DESCRIBED AS FOLLOWS:**

**LOTS 17, 18, 19, 20, 21, 22, 23 AND 24 IN BLOCK 40 IN THE TOWN OF PIOCHE, LINCOLN COUNTY, NEVADA.**

**TOGETHER WITH ANY INTEREST IT MAY HAVE IN AND TO ALL THOSE CERTAIN LOTS, PIECES AND PARCELS OF LAND SITUATE IN THE NW 1/4 NE 1/4 OF SECTION 22, T1N., R67E., MDB&M., ALSO KNOWN AS 4TH NORTH STREET, BEING A PORTION OF LOTS 17 AND 18 IN BLOCK 40, PIOCHE TOWNSITE AND BOUNDED AND PARTICULARLY DESCRIBED AS FOLLOWS:**

**BEGINNING AT A POINT WHICH IS THE SW CORNER OF LOT 17 BLOCK 40, AND THE NW CORNER OF LOT 18 BLOCK 40, FROM WHICH THE NE CORNER OF SAID SECTION 22 BEARS N 87°58'57" E A DISTANCE OF 2,031.49 FEET MORE OR LESS; THENCE S 89°41'08" E A DISTANCE OF 35.13 FEET MORE OR LESS; THENCE S 56°50'41" E A DISTANCE OF 49.94 FEET MORE OR LESS; THENCE ALONG A CURVE IN THE EXISTING PAVEMENT WHOSE CHORD FOLLOWS THE GENERAL COURSE AS FOLLOWS, N 77°31'52" W A DISTANCE OF 29.87 FEET MORE OR LESS; THENCE N 81°31'50" W A DISTANCE OF 20.23 FEET MORE OR LESS TO A POINT IN THE INTERSECTION OF THE LINE SEPARATING LOTS 17 & 18; THENCE N 86°49'24" W A DISTANCE OF 12.67 FEET MORE OR LESS; THENCE S 87°15'40" W A DISTANCE OF 15.03 FEET MORE OR LESS; THENCE S 78°29'21" W A DISTANCE OF 14.05 FEET MORE OR LESS TO THE SW CORNER OF LOT 16, BLOCK 40; THENCE N 33°09'19" E A DISTANCE OF 25.00 FEET MORE OR LESS, TO THE POINT OF BEGINNING. SAID PARCEL CONTAINS .026 ACRES MORE OR LESS.**

**EXCEPTING THEREFROM THAT PORTION OF LOT 17 CONVEYED TO LINCOLN, COUNTY, NEVADA BY DEDICATION BY QUITCLAIM DEED DATED NOVEMBER 20, 1984 AND RECORDED ON NOVEMBER 20, 1984 IN BOOK 63 OF OFFICIAL RECORDS AT PAGE 139, LINCOLN COUNTY, NEVADA RECORDS.**

**NOTE: THE ABOVE METES AND BOUND DESCRIPTION APPEARED PREVIOUSLY IN THAT CERTAIN DOCUMENT RECORDED JULY 24, 1995, IN BOOK 114, PAGE 504, AS INSTRUMENT NO. 103745.**

Assessor's Parcel Number: 001-033-09

**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)

a) 001-033-09

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 5

b. Explain Reason for Exemption: **Adding spouse 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: *Vicente C. Young*

Capacity: GRANTOR

Signature: \_\_\_\_\_

Capacity: \_\_\_\_\_

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

Print Name: VICENTE C. YOUNG

Address: PO BOX 187

City: PIOCHE

State: NV

Zip: 89043

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

Print Name: Vicente C. Young & Ashley L. Remington

Address: PO Box 187

City: PIOCHE

State: NV

Zip: 89043

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

Print Name: Title Deeds & Needs, LLC

Address: 1948 Cedar Hill Court

City, State & Zip: Henderson, NV 89012

File No. 354-4TH

**AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED**