

APN: 002-122-24
RPTT: \$5.85



OFFICIAL RECORD
AMY ELMER, RECORDER

RECORDING REQUESTED BY:
Cow County Title Co.
84086
MAIL TAX STATEMENTS TO:
Same as below
WHEN RECORDED MAIL TO:
Todd Dougan
Andrea Dougan
70 Fourth Street
Panaca NV 89042

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That **LINCOLN COUNTY TELEPHONE SYSTEM, INC., a Nevada Corporation**, in consideration of \$10.00, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to **TODD DOUGAN and ANDREA DOUGAN, husband and wife**

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

That parcel of land situate in the Northwest Quarter (Nw1/4) of Section 9, Township 2 South, Range 68 East, M.D.B. & M., being a portion of Lot 4, Block 36 in the Town of Panaca, more particularly described as follows:

Commencing at the Southwest corner of Parcel 1 of the Merger and Re-Subdivision Map for Larry A. and Joyce M. Dotson as shown on the map thereof recorded March 4, 2004 in the Office of the County Recorder of Lincoln County, Nevada in Book C of Plats, page 32 as File No. 121902, said point bearing North 42°37'01" East, 1082.50 feet from the West Quarter corner of said Section 9;

Thence North 00°28'45" East, 95 feet to the Northwest corner of said Parcel 1, the true point of beginning;

Thence continuing North 00°28'45" East, 11.50 feet to a point on the West line of Parcel 2 of said Merger and Re-Subdivision Map for Larry A. and Joyce M. Dotson;

Thence South 89°28'18" East, 137.91 to a point on the East line of said Parcel 2;

Thence South 00°24'07" West, 11.86 feet to the Northwest corner of said Parcel 1;

Thence continuing on the North line of said Parcel 1, South 89°35'21" East, 137.77 feet to the true point of beginning.

Said parcel of land is the adjusted area to said Parcel 1 as shown on the Boundary Line Adjustment Map for MVP Supply Inc., recorded January 3, 2014 in the Office of the County Recorder of Lincoln County, Nevada in Book D of Plats, page 112 as File No. 144755, Lincoln County, Nevada records.

The above legal description is a metes and bounds description and was obtained from a Boundary Line Adjustment Map, recorded January 3, 2014 in Book D of Plats, page 112 as File No. 144755, Lincoln County, Nevada records.

This additional information required by NRS 111.312 and NRS 239B.030.

SUBJECT TO:

- 1. Taxes for fiscal year;
- 2. Reservations, restrictions, conditions, rights, rights of way and easements, if any of record on said premises;

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and any reversions, remainders, rents, issues or profits thereof.

Dated: June 15, 2021

LINCOLN COUNTY TELEPHONE SYSTEM, INC.

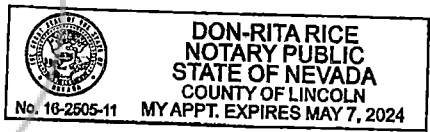
By: [Signature]
Printed Name JOHN CHRISTIAN
Title President

STATE OF NEVADA

COUNTY OF LINCOLN

On June 15, 2021, personally appeared before me, a Notary Public, John Christian, who acknowledged that he executed the above instrument.

[Signature]
Notary Public Don-Rita Rice



**STATE OF NEVADA
DECLARATION OF VALUE**

FOR RECORDER'S OPTIONAL USE ONLY	
Document/Instrument No.	_____
Book _____	Page _____
Date of Recording:	_____
Notes:	_____

1. Assessor Parcel Number(s)
 a) 002-122-24
 b) _____
 c) _____
 d) _____

2. Type of Property
 a) Vacant Land
 b) Single Family Res.
 c) Condo/Townhouse
 d) 2-4 Plex
 e) Apartment Bldg.
 f) Commercial/Industrial
 g) Agricultural
 h) Mobile Home
 i) Other: _____

3. a. Total Value/Sales Price of Property	<u>1,450.00</u>
b. Deed in Lieu of Foreclosure Only (Value of Property)	_____
c. Transfer Tax Value	<u>1,450.00</u>
d. REAL PROPERTY TRANSFER TAX DUE:	<u>5.85</u>

4. If Exemption Claimed:
 a. Transfer Tax Exemption, per NRS 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: *John Christian* Capacity: _____
John Christian, President
 Signature: _____ Capacity: _____
Todd Dugan

**SELLER (GRANTOR) INFORMATION
(REQUIRED)**
 Print Name: Lincoln County Telephone System, Inc.
 Address: P O Box 150
 City/ST/Zip: Pioche, NV 89043

**BUYER (GRANTEE) INFORMATION
(REQUIRED)**
 Print Name: Todd and Andrea Dougan
 Address: P O Box 777
 City/ST/Zip: Panaca, NV 89042

COMPANY/PERSON REQUESTING RECORDING (required if not Seller or Buyer)
 Company Name: Cow County Title Co. Escrow No.: 84086
 Address: P.O. Box 518, 328 Main Street
 City: Pioche State: NV Zip: 89043
(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)