

LINCOLN COUNTY, NV **2021-160726**  
\$154.00  
RPTT:\$117.00 Rec:\$37.00 **06/28/2021 12:06 PM**  
TITLE DEEDS & NEEDS, LLC Pgs=3 AE  
OFFICIAL RECORD  
AMY ELMER, RECORDER

**APN: 001-123-09**

**RECORDING REQUESTED BY:  
TITLE DEEDS & NEEDS  
WHEN RECORDED MAIL TO and  
MAIL TAX STATEMENT TO:  
LARRY RICHARDS &  
JUDITH RICHARDS  
P.O. Box 744  
PIOCHE, NV 89043**

File No : 21-218

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**GRANT, BARGAIN, SALE DEED**

R.P.T.T. [**\$ 117.00**]

THIS INDENTURE WITNESSETH: That **Mark Perry and Lindsay McFarland, husband and wife as joint tenants**

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

**Larry Richards and Judith Richards, 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 25 day of June 2021.

Mark Perry Mark Perry

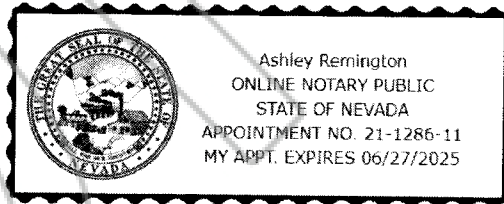
Lindsay McFarland Lindsay McFarland

STATE OF NEVADA  
COUNTY OF LINCOLN

On 06/25/2021, personally appeared before me, a Notary Public in and for said County and State, Mark Perry and Lindsay McFarland, who acknowledged to me that they executed the same.

WITNESS my hand and official seal.

Ashley Remington



NOTARY PUBLIC in and for said County and State.

## **EXHIBIT "A"**

### **PARCEL I:**

LOTS 11 THROUGH 18, INCLUSIVE, BLOCK 22, MAP OF PIOCHE AS SHOWN UPON MAP THEREOF RECORDED IN THE RECORDER'S OFFICE, LINCOLN COUNTY, NEVADA.

### **PARCEL II:**

A PORTION OF LAND SITUATE WITHIN SECTION 22, TOWNSHIP 1 NORTH, RANGE 67 EAST, MOUNT DIABLO MERIDIAN, TOWN OF PIOCHE, COUNTY OF LINCOLN, STATE OF NEVADA.

MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOT 11, 12, 13, 14, 15, 16, 17 & 18 OF AFORESAID BLOCK 22, TOWNSITE OF PIOCHE AS SHOWN ON LC DOC. NO. 55, AND AS ALSO SHOWN IN MORE DISTINCT DETAIL ON RECORD OF SURVEY FOR LARRY AND JUDIE RICHARDS UPON LC DOC. NO. 136412, LINCOLN COUNTY RECORDER, LINCOLN COUNTY, NEVADA, USA.

EXCEPTING THEREFROM THE FOLLOWING ADJUSTED LANDS:

THE WEST 7 FEET OF LOT 11 OF AFORESAID BLOCK 22, TOWNSITE OF PIOCHE, AS SHOWN ON LC DOC. NO. 55, AND AS ALSO SHOWN IN MORE DISTINCT DETAIL ON RECORD OF SURVEY FOR LARRY AND JUDIE RICHARDS UPON LC DOC. NO. 136412, LINCOLN COUNTY RECORDER, LINCOLN COUNTY, NEVADA, USA.

**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)  
 a) **001-123-09**  
 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  
 Other \_\_\_\_\_

**FOR RECORDER'S OPTIONAL USE ONLY**

3. a) Total Value/Sales Price of Property                      \$ 30,000.00  
 b) Deed in Lieu of Foreclosure Only (value of property)                      ( \_\_\_\_\_ )  
 c) Transfer Tax Value:    \$ 30,000.00  
 d) Real Property Transfer Tax Due                                      \$ 117.00

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: [Signature] Capacity: AGENT  
 Signature: \_\_\_\_\_ Capacity: \_\_\_\_\_

**SELLER (GRANTOR) INFORMATION**  
**(REQUIRED)**  
 Print Name: Mark Perry & Lindsay McFarland  
 Address: 9208 Black Wolf  
 City: Las Vegas  
 State: NV                      Zip: 89178

**BUYER (GRANTEE) INFORMATION**  
**(REQUIRED)**  
 Print Name: Larry & Judith Richards  
 Address: PO Box 744  
 City: Pioche  
 State: NV                      Zip: 89043

**COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)**  
 \_\_\_\_\_  
 Print Name: Title Deeds & Needs, LLC    File No. 21-218  
 Address: PO Box 187  
 City, State & Zip: Pioche, NV 89043