

LINCOLN COUNTY, NV **2021-160786**
\$700.00
RPTT:\$663.00 Rec:\$37.00 **07/09/2021 01:56 PM**
FIRST AMERICAN TITLE INSURANCE COMPANY
OFFICIAL RECORD
AMY ELMER, RECORDER

A.P.N.: 001-036-06
File No: 13896-2626032 (TV)
R.P.T.T.: \$663.00

When Recorded Mail To: Mail Tax Statements To:
Georgiana K. Wooldridge
659 Avenue "B"
Boulder City, NV 89005

GRANT, BARGAIN and SALE DEED

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

Michelle Orr and Ronald R. Orr, Jr., wife and husband as joint tenants

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

Georgiana K. Wooldridge, an unmarried woman

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

LOTS FOUR, FIVE AND SIX (4, 5 AND 6) IN BLOCK 44 AS SHOWN BY SUPPLEMENT "A" TO THE OFFICIAL MAP OF THE TOWN OF PIOCHE RECORDED SEPTEMBER 10, 1936, ON FILE IN BOOK A-1 OF MAPS, PAGE 61 IN THE OFFICE OF THE COUNTY RECORDER, LINCOLN COUNTY, NEVADA.

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.

Michelle Orr
Michelle Orr Michelle Orr


R. Orr
Ronald R. Orr Jr.

Ronald R. Orr Jr.

STATE OF UTAH)
COUNTY OF Washington) : ss.

This instrument was acknowledged before me on June 5, 2021 by
Michelle Orr and Ronald R. Orr, Jr.

Kimberly Cooper
Notary Public
(My commission expires: May 20, 2023)

 **KIMBERLY COOPER**
Notary Public - State of Utah
My Commission Expires
May 20, 2023
Commission #706403

This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed under Escrow
No. 13895-2626032.

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 001-036-06
- 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: \$170,000.00
- b) Deed in Lieu of Foreclosure Only (value of property) (\$ _____)
- c) Transfer Tax Value: \$170,000.00
- d) Real Property Transfer Tax Due \$663.00

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: *Michelle Orr*

Capacity: GRANTOR/SELLER

Signature: *Ronald R. Orr*

Capacity: Grantor/Seller

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

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

Print Name: Michelle Orr and Ronald R. Orr, Jr.

Print Name: Georgiana K. Wooldridge

Address: 1129 Dyford PL

Address: 659 Avenue "B"

City: St George

City: Boulder City

State: Ut. Zip: 84790

State: NV Zip: 89005

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

FANV DIRECT TITLE/ First American
Print Name: Title Insurance Company

File Number: 13895-2626032 TV/ ar

Address 701 North Green Valley Parkway, Suite 120

City: Henderson

State: NV Zip: 89074

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