

LINCOLN COUNTY, NV

2021-160933

\$208.60

RPTT:\$171.60 Rec:\$37.00 08/03/2021 01:36 PM

FIRST AMERICAN TITLE INSURANCE COMPANY

OFFICIAL RECORD

AMY ELMER, RECORDER

A.P.N.: 006-071-01
File No: 13896-2631940 (TV)
R.P.T.T.: \$171.60

When Recorded Mail To: Mail Tax Statements To:
Joseph Hubbard
10900 NE CR 15
Kendall, KS 67857

GRANT, BARGAIN and SALE DEED

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

Michael John Duffy, single man who acquired title as sole owner

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

Joseph Hubbard, a single man

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

THAT PORTION OF THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 32, TOWNSHIP 3 NORTH, RANGE 70 EAST, M.D.B.&M., MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**BEGINNING AT THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 32, TOWNSHIP 3 NORTH, RANGE 70 EAST;
THENCE NORTH 300 FEET;
THENCE WEST TO THE ROAD;
THENCE IN A SOUTHERLY DIRECTION FOLLOWING THE EAST SIDE OF THE ROAD TO THE SOUTH QUARTER SECTION LINE BETWEEN THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) AND THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 32;
THENCE EAST 585.75 FEET TO THE POINT OF BEGINNING.**

NOTE: THE ABOVE METES AND BOUND DESCRIPTION APPEARED PREVIOUSLY IN THAT CERTAIN DOCUMENT RECORDED AUGUST 28, 2004 IN BOOK 190, PAGE 173 AS INSTRUMENT NO. 122903.

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.

COPY

Michael John Duffy
Michael John Duffy

STATE OF CO)
COUNTY OF EL PASO) **ss.**

This instrument was acknowledged before me on AUGUST 2 2021 by **Michael John Duffy.**

[Signature]
Notary Public
(My commission expires: 7/31/25)

ROBERT WEEKS
Notary Public
State of Colorado
Notary ID # 20174032070
My Commission Expires 07-31-2025

This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed under Escrow No. 13896-2631940.

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
 a) 006-071-01
 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: \$43,883.00
 b) Deed in Lieu of Foreclosure Only (value of property) (\$ _____)
 c) Transfer Tax Value: \$43,883.00
 d) Real Property Transfer Tax Due \$171.60

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: Michael John Duffy

Capacity: Grantor/Seller

Signature: _____

Capacity: _____

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

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

Print Name: Michael John Duffy
 Address: 1990 Pawhuska Place
 City: Colorado Springs
 State: CO Zip: 80915

Print Name: Joseph Hubbard
 Address: 10900 NE CR 15
 City: Kendall
 State: KS Zip: 67857

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

FANV Direct Title/ First American Title
 Print Name: Insurance Company
 Address: 701 North Green Valley Parkway, Suite 120
 City: Henderson

File Number: 13896-2631940 TV/ ar

State: NV Zip: 89074

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