

LINCOLN COUNTY, NV **2021-161036**
\$485.50
RPTT:\$448.50 Rec:\$37.00 **08/24/2021 02:05 PM**
MESQUITE TITLE COMPANY Pgs=2 AK
OFFICIAL RECORD
AMY ELMER, RECORDER

A.P.N.: 003-174-17
Order No. 19889 - AMF
R.P.T.T. \$448.50
RECORDING REQUESTED BY:
Mesquite Title Company

**WHEN RECORDED MAIL DOCUMENT AND
TAX BILL TO:**
Bruce C Kennedy and Kim E. Kennedy
P. O. Box 15
Caliente, NV 89008

This area reserved for County Recorder

GRANT, BARGAIN and SALE DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,
Rick Harding, a married man as his sole and separate property

do(es) hereby GRANT, BARGAIN and SELL to
Bruce C Kennedy and Kim E Kennedy, husband and wife as joint tenants

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

SEE ATTACHED EXHIBIT "A" - LEGAL DESCRIPTION

SUBJECT TO:
1. Taxes for the current fiscal year.
2. Covenants, conditions, Restrictions, Reservations, rights of way and Easement now of record.

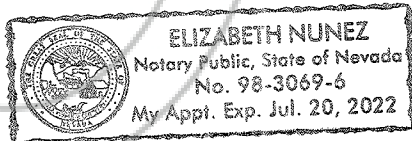
TOGETHER with all tenements, hereditaments and appurtenances, including easements and water rights, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof.

Dated: 20 day of August, 2021


Rick Harding

STATE OF Nevada)
COUNTY OF EIKO) :ss.
~~Clark~~

On the 20 day of August, 2021, personally appeared before me, Rick Harding, the signer of the within instrument who duly acknowledged to me that he/she executed the same.




NOTARY PUBLIC

My Commission Expires:

AS JULY 20, 2022

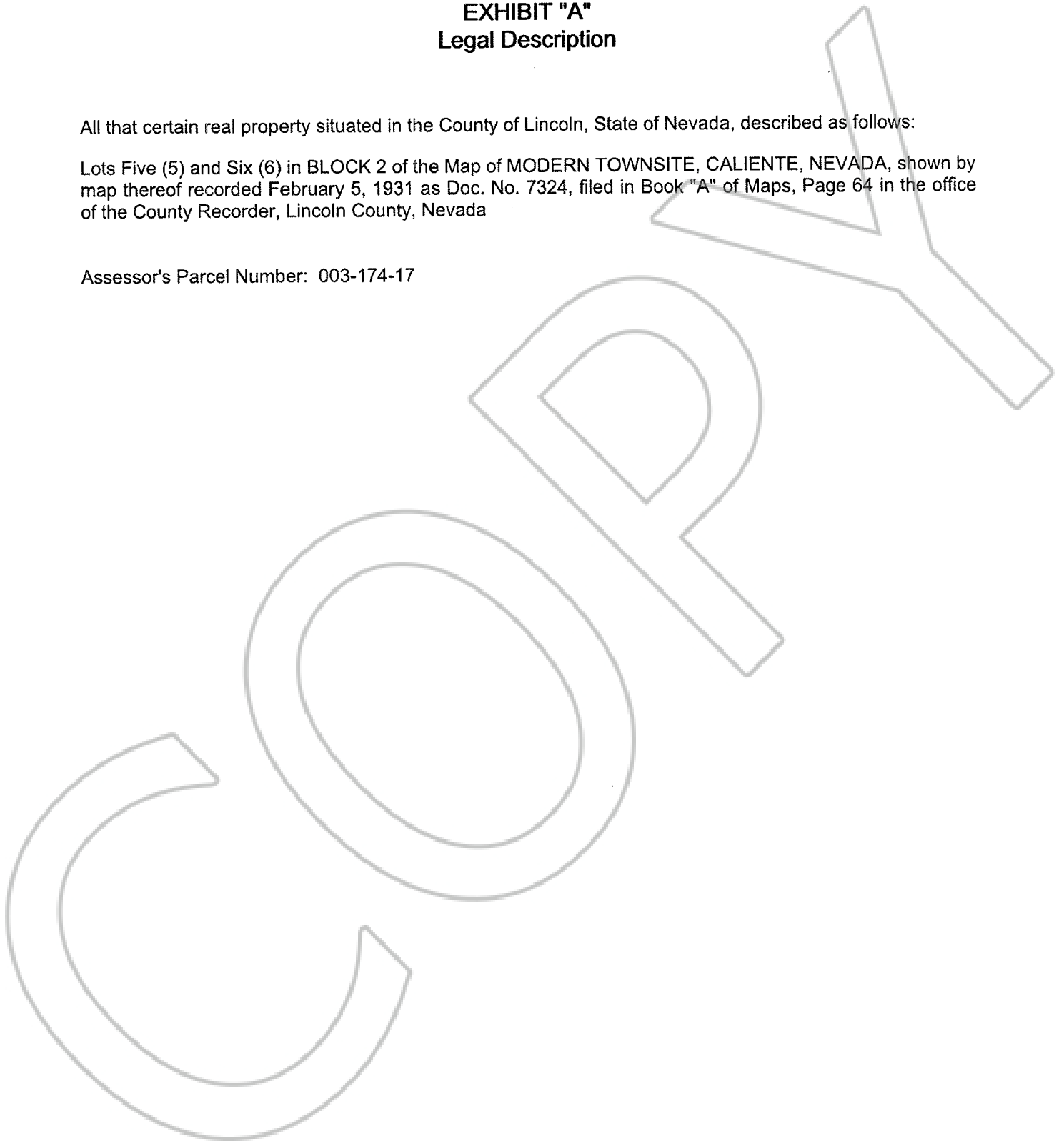
Escrow No: 19889

EXHIBIT "A"
Legal Description

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

Lots Five (5) and Six (6) in BLOCK 2 of the Map of MODERN TOWNSITE, CALIENTE, NEVADA, shown by map thereof recorded February 5, 1931 as Doc. No. 7324, filed in Book "A" of Maps, Page 64 in the office of the County Recorder, Lincoln County, Nevada

Assessor's Parcel Number: 003-174-17



STATE OF Nevada
DECLARATION OF VALUE

1. Assessor Parcel Number(s)

- a) 003-174-17 _____
- 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

RECORDERS FOR OPTIONAL USE ONLY	
Book: _____	Page: _____
Date of Recording: _____	
Notes: _____	

- 3. a. Total Value/Sales Price of Property: \$115,000.00
- b. Deed in Lieu of Foreclosure Only(value of property): (0.00)
- c. Transfer Tax Value: \$115,000.00
- d. Real Property Transfer Tax Due \$448.50

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 _____ Grantor's Agent _____

Signature [Signature] Capacity _____ Grantee's Agent _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Rick Harding
Print Name: By: Annie M. Frehner, Agt.
Address: 4043 Eureka Ave
City: Crescent Valley
State: Nevada Zip: 89821

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Bruce C Kennedy and Kim E Kennedy
Print Name: By: Annie M. Frehner, Agt.
Address: P. O. Box 15
City: Caliente
State: Nevada Zip: 89008

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

Print Name: Mesquite Title Company Escrow #: 19889
Address: 840 Pinnacle Ct. Building 3
City: Mesquite State: NV Zip: 89027

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