

LINCOLN COUNTY, NV

2021-161041

\$37.00

RPTT:\$0.00 Rec:\$37.00

08/25/2021 02:19 PM

TITLE DEEDS & NEEDS, LLC

Pgs=6 KC

OFFICIAL RECORD

AMY ELMER, RECORDER

E03

RECORDING COVER PAGE

(Must be typed or printed clearly in BLACK ink only
and avoid printing in the 1" margins of document)

APN# 001-123-09

(11 digit Assessor's Parcel Number may be obtained at:
<http://redrock.co.clark.nv.us/assrealprop/ownr.aspx>)

TITLE OF DOCUMENT

(DO NOT Abbreviate)

RE-RECORDING GRANT, BARGAIN, SALE DEED

TO CORRECT LEGAL DESCRIPTION

DOC NO. 2021-160726

Document Title on cover page must appear EXACTLY as the first page of the document
to be recorded.

RECORDING REQUESTED BY:

TITLE DEEDS & NEEDS, LLC

RETURN TO: Name LARRY & JUDITH RICHARDS

Address P.O. BOX 744

City/State/Zip PIOCHE, NV 89043

MAIL TAX STATEMENT TO: (Applicable to documents transferring real property)

Name LARRY & JUDITH RICHARDS

Address P.O. BOX 744

City/State/Zip PIOCHE, NV 89043

This page provides additional information required by NRS 111.312 Sections 1-2.

To print this document properly, do not use page scaling.

P:\Common\FORMS & Notices\Cover Page Template Oct2017

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

GRANT, BARGAIN, SALE DEED

R.P.T.T. [**\$ 11700**]

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.**

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

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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.

EXHIBIT "A"

A PORTION OF LAND SITUATE WITHIN SECTION 22, TOWNSHIP 1 NORTH, RANGE 67 EAST, LOTS 11 THROUGH 18, IN BLOCK 22, EXCEPTING THEREFROM THE WEST 7 FEET OF LOT 11, SITUATE IN THE TOWN OF PIOCHE, LINCOLN COUNTY, AS SHOWN BY MAP THEREOF ON FILE AS DOCUMENT NO. 158778, RECORDED ON JULY 27, 2020, IN THE OFFICE OF THE COUNTY RECORDER OF LINCOLN COUNTY, NEVADA.



**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

c) Condo/Twnhse

e) Apt. Bldg

g) Agricultural

Other _____

b) Single Fam. Res.

d) 2-4 Plex

f) Comm'l/Ind'l

h) Mobile Home

FOR RECORDER'S OPTIONAL USE ONLY

3. a) Total Value/Sales Price of Property

\$ 0.00

b) Deed in Lieu of Foreclosure Only (value of property)

(_____)

c) Transfer Tax Value:

\$ 0.00

d) Real Property Transfer Tax Due

\$ 0.00

4. **If Exemption Claimed:**

a. Transfer Tax Exemption per NRS 375.090, Section 3

b. Explain Reason for Exemption:

Re-recording doc # 2021-160726 to correct legal description.

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

Address: PO Box 187

City, State & Zip: Pioche, NV 89043

File No. 21-218

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED

**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: _____ Capacity: AGENT
 Signature: _____ Capacity: _____

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