

LINCOLN COUNTY, NV **2021-161076**
\$450.40
RPTT:\$413.40 Rec:\$37.00 **09/03/2021 04:22 PM**
FIRST AMERICAN TITLE INSURANCE COMPANY #3 KC
OFFICIAL RECORD
AMY ELMER, RECORDER

APN: 001-032-07

Affix R.P.T.T. \$413.40

WHEN RECORDED MAIL TO and MAIL TAX
STATEMENT TO:

**RUSSELL I. HERMAN AND CINDY S.
HERMAN**

**122 IVY STREET
HENDERSON, NV 89015**

ESCROW NO: 20017814-086-JR

9015-2630988

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That

Sharon Rutledge, a widow

in consideration of \$10.00 and other valuable consideration, the receipt of which is hereby
acknowledged, do hereby Grant, Bargain, Sell and Convey to

Russell I. Herman and Cindy S. Herman, husband and wife as joint tenants

all that real property situated in the County of Clark, State of Nevada, bounded and described as
follows:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF

- Subject to:
1. Taxes for the current fiscal year, paid current.
 2. Conditions, covenants, restrictions, reservations, rights, rights of way and easements now of record, if any.

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging
or in anywise appertaining.

****GRANTOR'S SIGNATURE AND NOTARY ACKNOWLEDGEMENT ON NEXT
PAGE****

Witness my/our hand(s) this ___ day of _____, ..


SELLER:



Sharon Rutledge

STATE OF NEVADA)
) ss.
COUNTY OF CLARK)

On this 10TH day of February, 2021 appeared before me, a Notary Public, **Sharon Rutledge** personally known or proven to me to be the person(s) whose name(s) is/are subscribed to the above instrument, who acknowledged that he/she/they executed the instrument for the purposes therein contained.



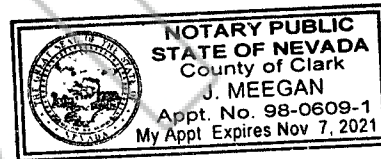
Notary Public
My commission expires: 11/7/21

EXHIBIT "A"
LEGAL DESCRIPTION

The land referred to herein below is situated in the County of Lincoln, State of Nevada, and described as follows:

ALL THAT REAL PROPERTY SITUATED IN TOWN OF PIOCHE, COUNTY OF LINCOLN, STATE OF NEVADA, BOUNDED AND DESCRIBED AS FOLLOWS:

PARCEL OF LAND SITUATED WITHIN BLOCK 42, OF THE TOWN OF PIOCHE, SEC 22, T. 1 N., R. 67 E., M.D.M., LINCOLN COUNTY, NEVADA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTH BOUNDARY LINE OF SAID SEC. 22, WHENCE THE N 1/4 COR. OF SAID SEC. 22 BEARS N. 89°53'32" W. A DISTANCE OF 553.93 FEET, SAID POINT BEING DESCRIBED AS THE POINT OF BEGINNING;
THENCE N. 33°00'21" E. A DISTANCE OF 10.10 FEET;
THENCE S. 62°40'44" E. A DISTANCE OF 100.49 FEET;
THENCE S. 33°00'21" W. A DISTANCE OF 75.00 FEET;
THENCE N. 62°40'44" W. A DISTANCE OF 100.49 FEET;
THENCE N. 33°00'21" E. A DISTANCE OF 64.90 FEET TO THE POINT OF BEGINNING.

NOTE : THE ABOVE METES AND BOUNDS DESCRIPTION APPEARED PREVIOUSLY IN THAT CERTAIN DOCUMENT RECORDED October 02, 2014 as Instrument No. 0146319.

ESCROW NUMBER: 20017814-086-JR
PROPERTY ADDRESS: 376 Fourth North Street
Pioche, NV 89043
A.P.N.: 001-032-07

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Numbers:

- a) 001-032-07
- 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 RECORDER'S OPTIONAL USE ONLY | |
|----------------------------------|-------------|
| Book: _____ | Page: _____ |
| Date of Recording: _____ | |
| Notes: _____ | |

- 3. a) Total Value/Sales Price of Property: \$106,000.00
- b) Deed in Lieu of Foreclosure Only (value of property): \$(0.00)
- c) Transfer Tax Value: \$106,000.00
- d) Real Property Transfer Tax Due: \$ ~~0.00~~ 413.40

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: *Sharon Rutledge* Capacity: Grantor

Signature: _____ Capacity: Grantee

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

Print Name: Sharon Rutledge
 Address: 140 E Rome Blvd 1037
 City, St., Zip: North Las Vegas, NV 89084

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

Print Name: Russell I. Herman and Cindy S. Herman
 Address: 122 IVY ST
 City, St., Zip: Henderson, NV 89015

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

Print Name: Chicago Title of Nevada, Inc. Escrow #: 20017814-086-JR
 Address: 9075 W. Diablo Drive, #100
 City/State/Zip: Las Vegas, NV 89148

as a public record this form may be recorded/microfilmed

9015-2630988

*C/O First American Title Company
 701 N. Green Valley Pkwy., #120
 Henderson, NV 89074*