

LINCOLN COUNTY, NV **2021-161481**
\$181.30
RPTT:\$144.30 Rec:\$37.00 10/07/2021 03:00 PM
FIRST AMERICAN TITLE INSURANCE COMPANY
OFFICIAL RECORD
AMY ELMER, RECORDER

A.P.N.: 001-193-01
File No: 13896-2636943 (TV)
R.P.T.T.: \$144.30

When Recorded Mail To: Mail Tax Statements To:
Curt Phillips and Gerri G. Phillips
Box 197
Panaca, NV 89042

GRANT, BARGAIN and SALE DEED

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

John Lee, as surviving joint tenant

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

Curt Phillips and Gerri G. Phillips, husband and wife as joint tenants

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

PARCELS 43D AND 44D OF THAT PARCEL MAP PREPARED AT THE INSTANCE OF JOHN AND ANITA LEE RECORDED FEBRUARY 21, 1985 IN BOOK PLAT-A, PAGE 241 AS DOCUMENT NO. 82153 OF THE OFFICIAL RECORDS, 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.

John Lee
John Lee

John Lee

STATE OF Nevada)
COUNTY OF Lincoln) **ss.**

This instrument was acknowledged before me on 10-2-2021 by **John Lee.**

Betsy Comella
Notary Public
(My commission expires: 11-24-24)



This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed under Escrow No. 13896-2636943.

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 001-193-01
- 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: \$37,000.00
- b) Deed in Lieu of Foreclosure Only (value of property) (\$ _____)
- c) Transfer Tax Value: \$37,000.00
- d) Real Property Transfer Tax Due \$144.30

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: _____
Signature: _____

Capacity: GRANTOR/SELLER
Capacity: _____

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

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

Print Name: John Lee
Address: P.O. Box 302
City: ALAMO
State: NV Zip: 89001

Print Name: Phillips
Address: Box 197
City: Panaca
State: NV Zip: 89042

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

FANV DIRECT TITLE/ First American
Print Name: Title Insurance Company File Number: 13896-2636943 TV/ ar
Address: 701 North Green Valley Parkway
City: Henderson State: NV Zip: 89074

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