

LINCOLN COUNTY, NV

2021-161525

Rec:\$37.00

Total:\$37.00

10/22/2021 02:07 PM

COW COUNTY TITLE CO.

Pgs=4 AK

APN: 003-091-09

Escrow No.: 19025867



00008232202101615250040040

OFFICIAL RECORD
AMY ELMER, RECORDER

E03

Recording Requested By:
Cow County Title Co

When Recorded Mail To:

Cody Christensen
Janeal Godfrey Christensen
PO Box 286
Caliente, NV 89008

GRANT, BARGAIN, SALE DEED

This document is being recorded to correct the legal description as follows:

Lot 21 as shown on the Amended Plat of the LINCOLN PARK ADDITION to the Town of Caliente, filed April 28, 1945 in Book A of Plats, page 59 as File No. 19695, in the Office of the County Recorder of Lincoln County, Nevada.

Lincoln County

19025867
APN: 03-091-09
AMIs R.P.T.T. \$52.00

WHEN RECORDED MAIL TO & MAIL TAX STATEMENTS TO:
Cody Christensen and Janeal Christensen
PO Box 286
Caliente, NV 89008

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That

Nancy Beer

in consideration of \$10,00 and other valuable consideration, the receipt of which is hereby acknowledged, do hereby Grant, Bargain, Sell and Convey to

Cody Garth Christensen and Janeal Godfrey Christensen, husband and wife as joint tenants

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

See Exhibit "A" attached hereto and made a part hereof for the complete legal description.

- 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 thereto belonging or in anywise appertaining.

Witness my hand on January 21, 2003

SELLER:

Nancy Beer
Nancy Beer

STATE OF NEVADA)
COUNTY OF Clark) ss.

Escrow No. 02173532-086-JR

On this January 21, 2003

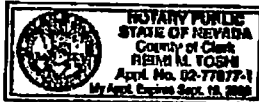
appeared before me, a Notary Public,

Nancy Beer

personally known or proven to me to be the person whose name is subscribed to the above instrument, who acknowledged that she executed the instrument for the purposes therein contained.

Rami M. Tohi
Notary Public

My commission expires: Sept 16, 2006



I hereby certify that the foregoing is a full and correct copy of the original document as of 10/22/2021 at 2:01 PM

Now of record in this office of Lincoln County Nevada as document number 119391.

Date 10/22/2021

Recorder Amy Elmer

Amanda Kulani
Amanda Kulani, Deputy Recorder

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Lincoln County

EXHIBIT A

LEGAL DESCRIPTION

The land referred to herein is situated in the State of Nevada,
County of LINCOLN, Town of CALIENTE described as follows:

Lot 21 as shown on the Amended Plat of the LINCOLN PARK
ADDITION to the Town of Caliente, filed April 28, 1945 as
Document No. 19694, in the Office of the County Recorder of
Lincoln County, Nevada.

ASSESSOR'S PARCEL NUMBER FOR 2002 -2003: 03-091-09

119391
FILED FOR RECORDING
AT THE REQUEST OF
COW COUNTY TITLE
2003 JUN 29 PM 4 44
LEAH BROOKER
CLERK

BOOK 169 PAGE 376

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
 a) 003-091-09
 b) _____
 c) _____
 d) _____

FOR RECORDER'S OPTIONAL USE ONLY	
Document/Instrument No.	_____
Book _____	Page _____
Date of Recording:	_____
Notes:	_____

2. Type of Property
- | | |
|---|--|
| a) <input type="checkbox"/> Vacant Land | b) <input checked="" type="checkbox"/> Single Family Residence |
| c) <input type="checkbox"/> Condo/Twnhse | d) <input type="checkbox"/> 2-4 Plex |
| e) <input type="checkbox"/> Apartment Bldg. | f) <input type="checkbox"/> Commercial/Industrial |
| g) <input type="checkbox"/> Agricultural | h) <input type="checkbox"/> Mobile Home |
| i) <input type="checkbox"/> Other _____ | |

3. Total Value/Sales Price of Property _____ \$0.00
 Deed in Lieu of Foreclosure Only (Value of Property) _____
 Transfer Tax Value _____ \$0.00
 Real Property Transfer Tax Due: _____ \$0.00

4. If Exemption Claimed:
 Transfer Tax Exemption, per NRS 375.090,
 a. Section: 3
 To correct the legal description on Deed recorded as
 b. Explain Reason for Exemption: Doc No 119391

5. Partial Interest: Percentage being transferred: _____ %
 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 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: Grantee

SELLER (GRANTOR) INFORMATION	BUYER (GRANTEE) INFORMATION
Print Name: <u>Nancy Beer</u>	Print Name: <u>Cody Garth Christensen</u>
Address: <u>PO BOX 542</u>	Address: <u>Janeal Godfrey Christensen</u>
City/ST/Zip: <u>Caliente, NV 89008</u>	Address: <u>PO BOX 286</u>
	City/ST/Zip: <u>Caliente NV 89008</u>

COMPANY/PERSON REQUESTING RECORDING (required if not the Seller or Buyer)
 Company Name: Cow County Title Co Escrow No. 19025867
 Address: 761 S Raindance Drive, Pahrump NV 89048