

LINCOLN COUNTY, NV

2021-161551

\$37.00

RPTT:\$0.00 Rec:\$37.00

11/01/2021 09:31 AM

CHICAGO TITLE CORPORATE CIRCLE - 2370Pgs=8 AE

OFFICIAL RECORD

AMY ELMER, RECORDER

E03

APN # 002-061-12

Re-record Grant Bargain Sale Deed Instrument 2021-161531 to correct legal description

TYPE OF DOCUMENT

RECORDING REQUESTED BY:

Chicago Title of Nevada, Inc.

RE: File no. 21027695-144-CD

RETURN TO:

ESCROW OFFICER:

Courtney Duke

NAME:

Chicago Title of Nevada, Inc.

ADDRESS:

2370 Corporate Circle, #100

CITY/STATE/ZIP:

Henderson, NV 89074

LINCOLN COUNTY, NV **2021-161531**
\$37.00
RPTT:\$0.00 Rec:\$37.00 **10/25/2021 03:25 PM**
CHICAGO TITLE CORPORATE CIRCLE - 2370⁰gs=6 AK
OFFICIAL RECORD
AMY ELMER, RECORDER E03

APN # 002-061-12

Re-record Grant Bargain Sale Deed Instrument 2021-161169 to correct legal description

TYPE OF DOCUMENT

RECORDING REQUESTED BY:
Chicago Title of Nevada, Inc.

RE: File no. 21027695-144-CD

RETURN TO:
ESCROW OFFICER: Courtney Duke
NAME: Chicago Title of Nevada, Inc.
ADDRESS: 2370 Corporate Circle, #100
CITY/STATE/ZIP: Henderson, NV 89074

LINCOLN COUNTY, NV **2021-161169**
\$1,187.50
RPTT:\$1150.50 Rec:\$37.00 **09/27/2021 02:16 PM**
CHICAGO TITLE CORPORATE CIRCLE - 2370 Pgs=3 AK
OFFICIAL RECORD
AMY ELMER, RECORDER

APN: 002-061-12

Affix R.P.T.T. ~~\$1,199.25~~ \$1,150.50

WHEN RECORDED MAIL TO and MAIL TAX
STATEMENT TO:
**ROBERT WADSWORTH AND HEATHER
WADSWORTH**
7789 W. COUGAR AVE
LAS VEGAS, NV 89113
ESCROW NO: 21027695-144-CD

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That

William P. Christensen and Mary Kay Christensen, husband and wife as joint tenants with full rights of survivorship

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

Robert Wadsworth and Heather Wadsworth, 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.

APN: 002-061-12

Affix R.P.T.T. \$1,199.25

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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.

Witness my/our hand(s) this 25TH day of SEPTEMBER, 2021.

SELLERS:

William P Christen BY Boyd R Christen Mary Kay Christen BY Boyd R Christen

AS HIS ATTORNEY IN FACT

AS HER ATTORNEY IN FACT

William P. Christensen, by Boyd Christensen, as his attorney in fact

Mary Kay Christensen, by Boyd Christensen, as her attorney in fact

STATE OF Utah

COUNTY OF Washington ^{SS.}

On this 9/25/2021 appeared before me, a Notary Public, William P. Christensen and Mary Kay Christensen, by Boyd Christensen, as their attorney in fact 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.

Jeri Sue Stewart
Notary Public
My commission expires: 4/1/23

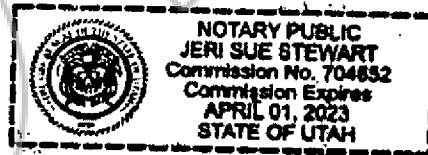


Exhibit A

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF LINCOLN, STATE OF NEVADA, AND IS DESCRIBED AS FOLLOWS:

THE REAL PROPERTY SITUATE IN THE COUNTY OF LINCOLN, STATE OF NEVADA, DESCRIBED AS FOLLOWS:

PARCELS ONE (1), TWO (2), AND THREE (3) OF PARCEL MAP FOR W. PAUL CHRISTENSEN & M. KAY CHRISTENSEN, RECORDED IN THE OFFICIAL RECORDS OF LINCOLN COUNTY, NEVADA, ON JANUARY 12, 1998 IN BOOK B OF PARCEL MAPS, PAGE 85, AS FILE NO. 110329, BEING A PORTION OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 9, TOWNSHIP 2 SOUTH, RANGE 68 EAST, M.D.B. & M.

Parcel ID:002-061-12

Commonly known as 340 North Third Street, Panaca, NV 89042
However, by showing this address no additional coverage is provided

LEGAL DESCRIPTION

EXHIBIT "A"

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF LINCOLN, STATE OF NEVADA, AND IS DESCRIBED AS FOLLOWS:

THE REAL PROPERTY SITUATE IN THE COUNTY OF LINCOLN, STATE OF NEVADA, DESCRIBED AS FOLLOWS:

Parcels One (1) and Two (2), as described in the Map entitled "Merger and Re-Subdivision by Parcel Map Situated within the Sec 9 T2S R 65 E. M.D.M., Block 23, town of Panaca, Lincoln County, State of Nevada", Job Number 126828 by Hafen Land Surveying, LLC, and as recorded in Plat Book C Page 235, on July 7, 2006.

Parcel ID: 002-061-12

Commonly known as 340 North Third Street, Panaca, NV 89042
However, by showing this address no additional coverage is provided

LEGAL DESCRIPTION

EXHIBIT "A"

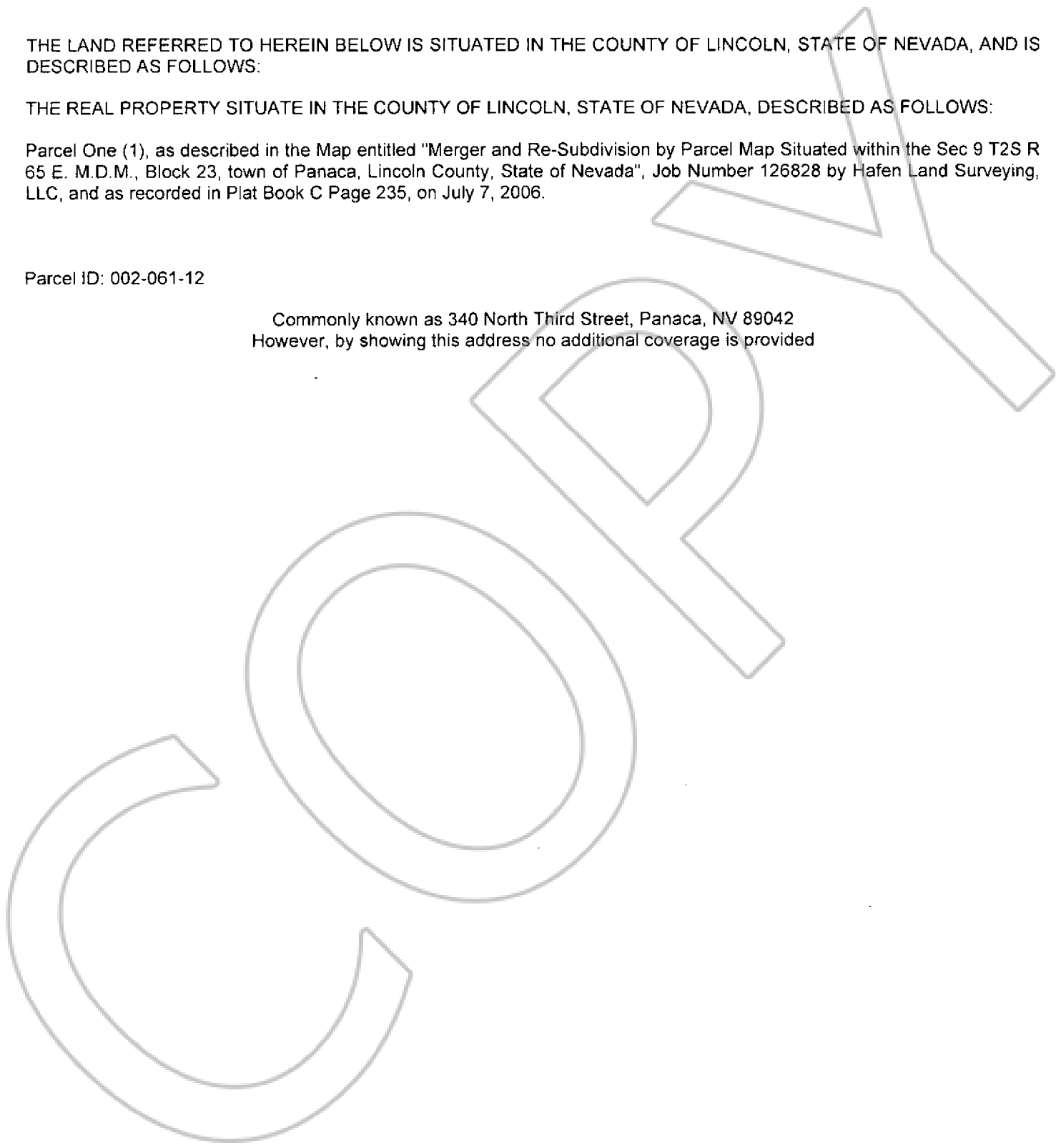
THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF LINCOLN, STATE OF NEVADA, AND IS DESCRIBED AS FOLLOWS:

THE REAL PROPERTY SITUATE IN THE COUNTY OF LINCOLN, STATE OF NEVADA, DESCRIBED AS FOLLOWS:

Parcel One (1), as described in the Map entitled "Merger and Re-Subdivision by Parcel Map Situated within the Sec 9 T2S R 65 E. M.D.M., Block 23, town of Panaca, Lincoln County, State of Nevada", Job Number 126828 by Hafen Land Surveying, LLC, and as recorded in Plat Book C Page 235, on July 7, 2006.

Parcel ID: 002-061-12

Commonly known as 340 North Third Street, Panaca, NV 89042
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**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Numbers:

- a) 002-061-12
- 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: \$0.00
- b) Deed in Lieu of Foreclosure Only (value of property): \$(0.00)
- 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: 03
- b. Explain Reason for Exemption: Re-record Grant Bargain Sale Deed Instrument 2021-161531 to correct legal description. No Consideration

- 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: Grantor

Signature:  Capacity: Grantee

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

Print Name: William P. Christensen and Mary Kay Christensen
Address: PO Box 525
City, St., Zip: Panaca, NV 89042

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

Print Name: Robert Wadsworth and Heather Wadsworth
Address: 7789 W. Cougar Ave
City, St., Zip: Las Vegas, NV 89113

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

Print Name: Chicago Title of Nevada, Inc. Escrow #: 21027695-144-CD
Address: 2370 Corporate Circle, #100
City/State/Zip: Henderson, NV 89074

as a public record this form may be recorded/microfilmed