

LINCOLN COUNTY, NV

**2021-161572**

\$898.90

RPTT:\$861.90 Rec:\$37.00 11/03/2021 02:00 PM

FIRST AMERICAN TITLE INSURANCE COMPANY

OFFICIAL RECORD

AMY ELMER, RECORDER

A.P.N.: 002-152-20  
File No: 13896-2637258 (TV)  
R.P.T.T.: \$861.90

When Recorded Mail To: Mail Tax Statements To:  
Michael Anthony Lopez and Chandra Harper Lopez  
1277 Belle Road  
Calimesa, CA 92320

***GRANT, BARGAIN and SALE DEED***

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

Gary Allen Rippetoe and Christina Lynn Rippetoe, husband and wife as joint tenants

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

Michael Anthony Lopez and Chandra Harper Lopez, husband and wife as joint tenants

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

**THAT PORTION OF LOT 2, BLOCK 35, TOWN OF PANACA ON THE NORTHWEST QUARTER (NW1/4) OF SECTION 9, TOWNSHIP 2 SOUTH, RANGE 68 EAST, M.D.B. & M., LINCOLN COUNTY, NEVADA DESCRIBED AS FOLLOWS:**

**PARCEL 1 OF PARCEL MAP FOR THE PHILLIPS FAMILY TRUST RECORDED APRIL 22, 2004 IN PLAT BOOK C, PAGE 36 AS FILE NO. 122183.**

*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

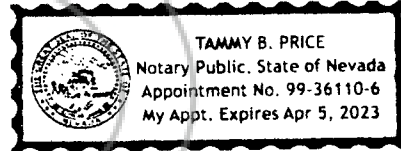
1. All general and special taxes for the current fiscal year.
2. Covenants, Conditions, Restrictions, Reservations, Rights, Rights of Way and Easements now of record.

*[Handwritten Signature]*  
Gary Allen Rippetoe

Gary Allen Rippetoe

*[Handwritten Signature]*  
Christina Lynn Rippetoe

Christina Lynn Rippetoe



STATE OF Nevada )  
COUNTY OF Elko ) : ss.

This instrument was acknowledged before me on 10-27-21 by  
**Gary Allen Rippetoe and Christina Lynn Rippetoe.**

*[Handwritten Signature: Tammy B. Price]*  
Notary Public  
(My commission expires: 4-5-23 )

This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed under Escrow No. 13896-2637258.

**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 002-152-20
- 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: \$221,000.00
- b) Deed in Lieu of Foreclosure Only (value of property) ( \$ \_\_\_\_\_ )
- c) Transfer Tax Value: \$221,000.00
- d) Real Property Transfer Tax Due \$861.90

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: [Handwritten Signature]

Capacity: Grantor/Seller

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

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

Print Name: Gary Allen Rippetoe and Christina Lynn Rippetoe  
 Address: P.O. Box 4212  
 City: W. WENDOVER #  
 State: NV Zip: 89883

Print Name: Michael Anthony Lopez and Chandra Harper Lopez  
 Address: 1277 Belle Road  
 City: Calimesa  
 State: CA Zip: 92320

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

FANV DIRECT TITLE/First American  
 Print Name: Title Insurance Company  
 Address: 701 North Green Valley Parkway, Suite 120  
 City: Henderson

File Number: 13896-2637258 TV/ ar  
 State: NV Zip: 89074

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