LINCOLN COUNTY, NV

2021-161591

RPTT:\$1170.00 Rec:\$37.00 Total:\$1,207.00

11/05/2021 03:52 PM

COW COUNTY TITLE CO.

Pas=4 AK

OFFICIAL RECORD
AMY ELMER, RECORDER

A.P.N. No.: 001-193-31
R.P.T. \$1,170.00
Escrow No.: 84697
Recording Requested By:

Cow County Title Co.

Mail Tax Statements To: Same as below
When Recorded Mail To:

JAMES WARREN BLACKFORD and MARGARET
BLACKFORD
P O Box 185
Pioche, NV 89043

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That **CURT PHILLIPS and GERRI PHILLIPS**, **as husband and wife** for valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to **JAMES WARREN BLACKFORD and MARGARET ANN BLACKFORD**, **husband and wife as joint tenants**, all that real property situated in the County of Lincoln, State of Nevada, bounded and described as follows:

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

That portion of the Southwest Quarter (SW1/4) of Section 15, Township 1 North, Range 67 East, M.D.B.& M., described as follows:

Parcel 2 as shown on Parcel Map recorded April 29, 1999 in the Office of the County Recorder of Lincoln County, Nevada in Book B of Plats, Page 211 as File No. 112673, Lincoln County,

ASSESSOR'S PARCEL NUMBER FOR 2021 - 2022: 001-193-31

SUBJECT TO:

- 1. Taxes for the fiscal year;
- 2. Reservations, restrictions, conditions, rights, rights of way and easements, if any of record on said premises.
- 3. A new Deed of Trust to record concurrent

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and any reversions, remainders, rents, issues or profits thereof.

Dated: September 07, 2021

State of Nevada) sş. County of Lincoln This instrument was acknowledged before me on the _______CURT PHILLIPS and GERRI PHILLIPS Signature: Notary Public Expiration Date: JULIA ONEY Notary Public-State of Nevada (NAPpointment No. 21-6462-01 (NAPpointment Expires 09-01-2024 (NAPPOI

STATE OF NEVADA DECLARATION OF VALUE FORM

1. As	sessor	Parcel Number	er(s)		*			
a)	001-19	3-31						\ \ .
b)								\ \
c)								/ /
d)		-		1				\ \
2. Tv	pe of F	roperty:						\\
-		acant Land	b) 🗷	Single Fam. Res.		RDER'S	OPTIONAL	USE ONLY
c)	□ C	ondo/Twnhse	d) 🔲	2-4 Plex	Book:		Page:	
e)	☐ AI	ot.Bldg	f) 🗀	Comm'l/Ind'l	Date of Rec	ording: _	The second lives and the second lives are the second lives and the second lives are the secon	
g)	□ A	gricultural	h) 🔲	Mobile Home	Notes:			1
		ther		, 			\	
		:					/	2000 000 00
		ie/Sale Price o			no -	_ \	-\	\$300,000.00
		.ieu of ⊢orecio Tax Value:	sure Or	nly (value of Proper	(y) <u>(</u>	\rightarrow	-	\$300,000.00
			Tay Du		1			\$1,170.00
Real Property Transfer Tax Due: \$1,170.00 4. If Exemption Claimed:								
a. Transfer Tax Exemption per NRS 375.090, Section								
b. Explain Reason for Exemption:								
			and the same of th					
				ng 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.								
and the same		/ /	1	t)it.	O'rointer.	
Signature Capacity Grantor CURT PHILLIPS								
CORT PRILLIPS								
(HA)								
Signa	atur e 🗐		1 -		C	apacity	Grantee	·
_	7/	AMES BLACK	FORD-			-	•	
								SPRIATION
	<u>SELl</u>		JIRED)	ORMATION	BUTE		EQUIRED)	
Print	Name:	CURT PHILL		d GERRI	Print Name:			BLACKFORD
N .		PHILLIPS	/	/				BLACKFORD
Addr	ess:	P. O Box 563	3 /		Address:	P O Box	185	
City:	The state of the s	Pioche	/	/	City:	<u>Pioche</u>		
State	: <u>NV</u>		Zip:	89043	State: NV		Zip:	89043
COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)								
		Cow County			Escrow #:	84697		
Addre		P.O. Box 518						
City:		Pioche			State: NV		Zip:	89043

STATE OF NEVADA **DECLARATION OF VALUE FORM** 1. Assessor Parcel Number(s) a) 001-193-31 b) c) d) 2. Type of Property: FOR RECORDER'S OPTIONAL USE ONLY a) Uacant Land b) 🗵 Single Fam. Res. Book: Page: c) Condo/Twnhse d) 2-4 Plex Date of Recording f) Comm'l/Ind'l e) Apt.Bldg Notes: h) Mobile Home g) Agricultural i) 🔲 Other \$300,000.00 3. Total Value/Sale Price of Property Deed in Lieu of Foreclosure Only (value of Property) \$300,000.00 Transfer Tax Value: \$1,170.00 Real Property Transfer Tax Due: 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. Capacity Grantor Signature & **WURT PHILLIPS** Capacity Grantee Signature JAMES BLACKFORD **BUYER (GRANTEE) INFORMATION** SELLER (GRANTOR) INFORMATION (REQUIRED) (REQUIRED) Print Name: CURT PHILLIPS and GERRI Print Name: JAMES WARREN BLACKFORD MARGARET ANN BLACKFORD **PHILLIPS** Address: P O Box 185

Address: P. O Box 563 Address: P O Box 185 City: Pioche City: Pioche State: NV Zip: 89043 Address: P O Box 185 Pioche Zip: 89043

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

Print Name: Cow County Title Co. Escrow #: 84697

Address: P.O. Box 518, 328 Main Street

City: Pioche State: NV Zip: 89043