

LINCOLN COUNTY, NV **2021-161685**
\$501.10
RPTT:\$464.10 Rec:\$37.00 11/23/2021 03:07 PM
COW COUNTY TITLE CO. Pgs=2 AE
OFFICIAL RECORD
AMY ELMER, RECORDER

APN: 002-192-15
RPTT: \$464.10

RECORDING REQUESTED BY:
Cow County Title Co.

MAIL TAX STATEMENTS TO:
Same as below
WHEN RECORDED MAIL TO:
Tom R. Arnhart
Cynthia L. Flavion-Arnhart
PO Box 518
Pioche NV 89043

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That **NEVADA LAND SERVICES, a Nevada Corporation**, in consideration of \$10.00, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to **TOM R. ARNHART and CYNTHIA L. FLAVION-ARNHART, husband and wife as joint tenants**

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

That portion of Lot 2 in Block 54 of the Town of Panaca as shown by map thereof on file in the Office of the County Recorder, Lincoln County, Nevada described as follows:

Beginning at a point 120.75 feet South of the Northeast corner of said Lot 2;
Thence running 256.25 feet West;
Thence 120.05 feet South;
Thence 50.25 feet East;
Thence 22.50 feet South;
Thence 206 feet East;
Thence 143.25 feet North to the point of beginning.

The above legal description is a metes and bounds description and was obtained from a Grant, Bargain and Sale Deed, recorded July 20, 2012 in Book 273 of Official Records, page 55 as File No. 141725, Lincoln County, Nevada records.

This additional information required by NRS 111.312 and NRS 239B.030.

ASSESSOR'S PARCEL NUMBER: 002-192-15

SUBJECT TO:

1. Taxes for fiscal year;
2. Reservations, restrictions, conditions, rights, rights of way and easements, if any of record on said premises;

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: November 23, 2021

NEVADA LAND SERVICES, a Nevada Corporation

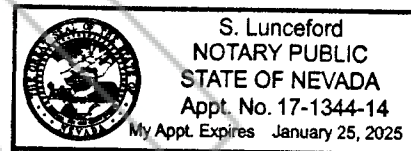
By: *Cynthia L. Flavion-Arnhart*
CYNTHIA L. FLAVION-ARNHART
President

STATE OF *NV*

COUNTY OF *Nye*

On *11/23/21*, personally appeared before me, a Notary Public, Cynthia L. Flavion-Arnhart, President of Nevada Land Services, a Nevada Corporation, who acknowledged that she executed the above instrument.

S. Lunceford
Notary Public



**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
 a) 002-192-15
 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 \$ 119,000.00
 Deed in Lieu of Foreclosure Only (Value of Property) (_____)
 Transfer Tax Value \$ 119,000.00
 Real Property Transfer Tax Due: \$ 464.10

- 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 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: *Cynthia L. Flavion-Arnhart* Capacity: Grantor
Cynthia L. Flavion-Arnhart, President

Signature: *Tom R. Arnhart* Capacity: Grantee
Tom R. Arnhart

SELLER (GRANTOR) INFORMATION
 Print Name: Nevada Land Services
 Address: PO Box 518
 City/State/Zip Pioche NV 89043

BUYER (GRANTEE) INFORMATION
 Print Name: Tom R. Arnhart & Cynthia L. Flavion-Arnhat
 Address: PO Box 518
 City/State/Zip Pioche NV 89043

COMPANY/PERSON REQUESTING RECORDING (required if not the Seller or Buyer)
 Company Name: Cow County Title Co Escrow No Accommodation
 Address: 761 Raintance Dr, Pahump NV 89048