

LINCOLN COUNTY, NV **2021-161729**  
\$778.00  
RPTT:\$741.00 Rec:\$37.00 **12/02/2021 08:10 AM**  
FIRST AMERICAN TITLE INSURANCE COMPANY  
OFFICIAL RECORD  
AMY ELMER, RECORDER

A.P.N.: 005-231-11  
File No: 13896-2638398 (TV)  
R.P.T.T.: \$741.00

When Recorded Mail To: Mail Tax Statements To:  
Michael W Fenner and Samantha Jayne Fenner  
700 Rivenbark Ct  
Las Vegas , NV 89145

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

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

Don S. Rodriguez and Jeanene Rodriguez, husband And wife as Joint Tenants

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

Michael W Fenner and Samantha Jayne Fenner, husband and wife as joint tenants

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

**THAT PORTION OF THE SOUTHEAST QUARTER (SE 1/4 ) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTIONAL 34, TOWNSHIP 5 SOUTH, RANGE 67 EAST, M.D.B. & M DESCRIBED AS FOLLOWS:**

**THE EAST HALF (E1/2) OF THE FOLLOWING DESCRIBED PROPERTY**

**BEGINNING AT A POINT WHICH IS THE SOUTHWEST CORNER OF THIS PARCEL FROM WHICH THE SOUTHWEST CORNER OF SAID SECTION 34 BEARS SOUTH 89° 42' 36" WEST A DISTANCE OF 1,317.38 FEET MORE OR LESS; THENCE NORTH 0° 59' 09" E A DISTANCE OF 657.91 FEET MORE OR LESS, TO THE NORTHWEST CORNER ; THENCE N 89° 52' 27" EAST A DISTANCE OF 663.32 FEET MORE OR LESS , TO THE NORTHEAST CORNER; THENCE SOUTH 01° 11' 12" WEST A DISTANCE OF 656.18 FEET MORE OR LESS, TO THE SOUTHEAST CORNER; THENCE SOUTH 89° 44' 27" WEST A DISTANCE OF 661.05 FEET MORE OR LESS, TO THE POINT OF BEGINNING.**

**NOTE: THE ABOVE METES AND BOUNDS DESCRIPTION APPEARED PREVIOUSLY IN THAT CERTAIN DOCUMENT RECORDED SEPTEMBER 13, 1985 IN BOOK 67, PAGE 298 AS DOCUMENT NO. 83428 OF OFFICIAL RECORDS.**

*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.

COPY

Don S. Rodriguez  
Don S. Rodriguez

Jeanene Rodriguez  
Jeanene Rodriguez

Jeanene Rodriguez

STATE OF Nevada )  
COUNTY OF Clark ) **ss.**

This instrument was acknowledged before me on November 21, 2021 by **Don S. Rodriguez and Jeanene Rodriguez.**

Ashley Remington  
Notary Public  
(My commission expires: 06/27/2025)



This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed under Escrow No. 13896-2638398.

**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)  
 a) 005-231-11  
 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: \$190,000.00  
 b) Deed in Lieu of Foreclosure Only (value of property) ( \$ \_\_\_\_\_ )  
 c) Transfer Tax Value: \$190,000.00  
 d) Real Property Transfer Tax Due \$741.00

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: [Signature]  
 Signature: \_\_\_\_\_

Capacity: GRANTOR/SELLER  
 Capacity: \_\_\_\_\_

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

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

Print Name: Don S. Rodriguez and Jeanene Rodriguez  
 Address: 1002 Meadow Lane  
 City: Pioche  
 State: Nevada Zip: 89043

Print Name: Michael W Fenner and Samantha Jayne Fenner  
 Address: 700 Rivenbark Ct  
 City: Las Vegas  
 State: NV Zip: 89145

**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: 13896-2638398 TV/ ar  
 State: NV Zip: 89074

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