

CCT 84073

APN: 002-142-04
R.P.T.T.: \$109.20

**After Recording, Return and
Mail Tax Statements To:**

Rogelio Hernandez
PO Box 614
Panaca, NV 89042

Send Subsequent Tax Bills To:

Rogelio Hernandez
PO Box 614
Panaca, NV 89042

LINCOLN COUNTY, NV 2021-161823
RPTT:\$109.20 Rec:\$37.00
Total:\$146.20 12/29/2021 02:21 PM
COW COUNTY TITLE CO Pgs=4 KC



OFFICIAL RECORD
AMY ELMER, RECORDER

EXECUTOR'S DEED

THIS INDENTURE WITNESSETH THAT,

JOHN MOSSER as the Executor appointed for the Estate of DEAN ANTON MOSSER, deceased, in the Seventh Judicial District in and for the County of Lincoln, State of Nevada case number PR0606017. Further, the Executor was granted to convey the land as shown in the attached order.

FOR GOOD AND VALUABLE CONSIDERATION, the receipt of which is hereby acknowledged, does hereby CONVEY AND QUITCLAIM to:

ROGELIO HERNANDEZ an unmarried man

Whose mailing address is PO Box 614, Panaca, NV 89042

All of the following described real estate situated in the County of Lincoln, State of Nevada:

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

SUBJECT TO: the Restrictions, Conditions, Covenants, Rights, Rights of Way, and Easements that are now of record, if any.

TOGETHER with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

(SPACE INTENTIONALLY LEFT BLANK)

Dated this 3 day of December, 2021.

THE ESTATE OF DEAN ANTON MOSSER, DECEASED

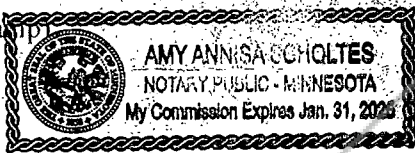
John Mosser
JOHN MOSSER – Executor

State of Minnesota

County of Faribault

This instrument was acknowledged before me on this 3rd day of December, 2021,
by JOHN MOSSER.

(Notary stamp)



[Signature]
(Signature of notarial officer)

The undersigned hereby affirm that this document submitted for recording does not contain a social security number.

John Mosser
JOHN MOSSER

EXHIBIT "A" LEGAL DESCRIPTION

File No.: 84073

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

A portion of Lots 1 and 2 in Block 6 of the Town of Panaca, as shown on the Official Map thereof recorded March 6, 1922 in the Office of the County Recorder of Lincoln County, Nevada in Book A of Plats, page 34, Lincoln County, Nevada records, more particularly described as follows:

Beginning at a point on the South Street line 100 feet West of the Northeast corner of said Lot 2;
Thence continuing West along said Street line a distance of 175 feet;
Thence at right angles South a distance of 125 feet;
Thence at right angles East a distance of 175 feet;
Thence at right angles North a distance of 125 feet to the place of beginning.

The above legal description is a metes and bounds description and was obtained from a Quitclaim Deed, recorded February 19, 2013 in Book 277 Official Records, page 43 as File No. 142764, Lincoln County, Nevada records.

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

ASSESSOR'S PARCEL NUMBER FOR 2020 - 2021: 002-142-04

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s):
 a. 002-142-04
 b. _____
 c. _____
 d. _____

FOR RECORDER'S OPTIONAL USE ONLY
 Book: _____ Page: _____
 Date of Recording: _____
 Notes:

2. Type of Property:
 a. Vacant Land b. Single Fam. Res.
 c. Condo/Townhouse d. 2-4 Plex
 e. Apt. Bldg f. Comm'l/Ind'l
 g. Agricultural h. Mobile Home
 Other: _____

3. a. Total Value /Sales Price of Property: 28,000.00
 b. Deed in Lieu of Foreclosure Only (value of property) \$
 c. Transfer Tax Value: \$
 d. Real Property Transfer Tax Due: \$ 109.20

4. **If Exemption Claimed:**
 a. Transfer Tax Exemption per NRS 375.090, Section:
 b. Explain Reason for Exemption:

5. Partial Interest: Percentage being transferred: 50 %

The undersigned declare and acknowledge, 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: *John Mosser* Capacity: Grantor
 Signature: _____ Capacity: _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: John Mosser (Executor for Estate of Dean Anton Mosser)
 Address: PO Box 703
 City: Caliente
 State: NV Zip: 89008

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Rogelio Hernandez
 Address: PO Box 614
 City: Panaca
 State: NV Zip: 89042

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