

LINCOLN COUNTY, NV

2022-161905

Rec:\$37.00

02/03/2022 03:08 PM

Total:\$37.00

COW COUNTY TITLE CO

Pgs=3 KC

A.P.N. No.:	002-161-07
R.P.T.T.	\$1,072.50
Escrow No.:	85091
Recording Requested By:	
Cow County Title Co.	
Mail Tax Statements To:	<i>Same as below</i>
When Recorded Mail To:	
KADE LEE and TIA LEE	
P O Box 512	
Panaca, NV 89042	



OFFICIAL RECORD
AMY ELMER, RECORDER

E05

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That **KERRY D LEE and TERI LEE, husband and wife** for valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to **KADE LEE and TIA LEE, 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:

All of the North Half (N1/2) of the West 120 feet of Lot numbered one (1) in Block numbered forty-six (46) in 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 described as follows:

BEGINNING at the Northwest corner of said Lot 1, Block 46 and running thence South along the West side of said lot a distance of 132 feet;
thence at right angles East a distance of 120 feet;
thence, at right angles North a distance of 132 feet to the North line of said Lot 1;
thence West along the North line of said Lot 1 a distance of 120 feet to the place of beginning.

The above legal description is a metes and bounds description and was obtained from a JOINT TENANCY DEED, recorded November 12, 1993 in Book 107 Official Records, page 675, as File No. 101144 and re-recorded on April 11, 1994 in Book 109 of Official Records, page 248 as File No. 101699 Lincoln County, Nevada records.

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

ASSESSOR'S PARCEL NUMBER FOR 2021 - 2022: 002-161-07

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: January 24, 2022

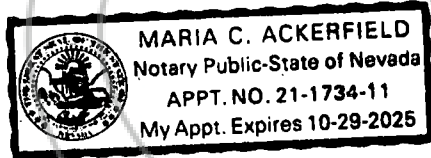
Kerry D. Lee
KERRY D LEE

Teri Lee
TERI LEE

State of Nevada)
County of Lincoln) ss.

This instrument was acknowledged before me on the 31th day of January, 2022 By:
KERRY D LEE and TERI LEE

Signature: Maria C. Ackersfield
Notary Public
Expiration Date: 10/29/25



**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)

- a) 002-161-07
- 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'/Ind'l
- g) Agricultural
- h) Mobile Home
- i) Other _____

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

3. Total Value/Sale Price of Property

\$275,000.00

Deed in Lieu of Foreclosure Only (value of Property) (_____)

Transfer Tax Value: _____ 275,000.00,

Real Property Transfer Tax Due: _____ -0-

4. If Exemption Claimed:

- a. Transfer Tax Exemption per NRS 375.090, Section #5 _____
- b. Explain Reason for Exemption: PARENTS DEEDING TO SON

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 *Kerry D Lee*
KERRY D LEE

Kade Lee
Capacity Grantor

Signature _____ Capacity Grantee
KADE LEE

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

Print Name: KERRY D LEE and TERI LEE
Address: P.O Box 534
City: Panaca
State: NV Zip: 89042

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

Print Name: KADE LEE and TIA LEE
Address: P. O. Box 512
City: Panaca
State: NV Zip: 89042

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

Print Name: Cow County Title Co. Escrow #: 85091
Address: P.O. Box 518, 328 Main Street
City: Pioche State: NV Zip: 89043