

LINCOLN COUNTY, NV

2022-161924

\$37.00

RPTT:\$0.00 Rec:\$37.00

02/14/2022 11:14 AM

FIRST AMERICAN TITLE INSURANCE COMPANY 3 AK

OFFICIAL RECORD

AMY ELMER, RECORDER

E03

APN# 008-031-60

Recording Requested by and Return To:

Name: First American Title

Address: 2500 N Buffalo Dr #120

City/State/Zip: Las Vegas, NV 89128

Grant, Bargain and Sale Deed

(Title on Document)

Re-record document 2022-161860 to correct the vesting of the grantee without consideration.

File No. 13895-2642561 (DP)

LINCOLN COUNTY, NV **2022-161860**
\$1,129.00
RPTT:\$1092.00 Rec:\$37.00 **01/18/2022 08:49 AM**
FIRST AMERICAN TITLE PASEO VERDE Pgs=2 KC
OFFICIAL RECORD
AMY ELMER, RECORDER

A.P. No. 008-031-60
Escrow No. 13895-2642561-DP/CJ
R.P.T.T. \$1,092.00

WHEN RECORDED RETURN TO:
Kody Edgel and Stephanie Edgel
502 Ranch Road
Alamo, NV 89001

MAIL TAX STATEMENTS TO:
Kody Edgel and Stephanie Edgel
502 Ranch Road
Alamo, NV 89001

GRANT, BARGAIN and SALE DEED

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

Stoney Bundy and Jalyn Twitchell, husband and wife as joint tenants with right of survivorship

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

Kody Edgel and Stephanie Edgel, husband and wife as joint tenants with right of survivorship

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

PARCEL NO. ONE (1) AS SHOWN ON PARCEL MAP FOR JOEY D. & MARILYN J. PETERSON AND LAMAR M. & SHARON A. BALLARD, RECORDED AUGUST 6, 1984, IN BOOK A, PAGE 233 OF PLATS, AS FILE NO. 80557, LINCOLN COUNTY, NEVADA, LOCATED IN A PORTION OF THE SOUTHEAST QUARTER (SE 1/4) SOUTHWEST QUARTER (SW 1/4) OF SECTION 8, TOWNSHIP 7 SOUTH, RANGE 61 EAST, M.D.B. & M.

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.

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.

Stoney Bundy
Stoney Bundy

Jalyn Twitchell
Jalyn Twitchell

STATE OF **NEVADA**)
 Lincoln : **ss.**
COUNTY OF **CLARK**)

This instrument was acknowledged before me on
January 11, 2022 by
Stoney Bundy and Jalyn Twitchell.

Robin E. Simmers
Notary Public
(My commission expires: 11-6-2022)



This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed under Escrow
No. 13895-2642561

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 008-031-60
- 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: \$0.00
- b) Deed in Lieu of Foreclosure Only (value of property) (\$ _____)
- c) Transfer Tax Value: \$0.00
- d) Real Property Transfer Tax Due \$0.00

4. **If Exemption Claimed:**

- a. Transfer Tax Exemption, per 375.090, Section: 03
- b. Explain reason for exemption: **Recognize True status, re-recording document #2022-161860 to correct the vesting of the grantee, without consideration.**

- 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]

Capacity: Agent

SELLER (GRANTOR) INFORMATION (REQUIRED)

BUYER (GRANTEE) INFORMATION (REQUIRED)

Print Name: Stoney Bundy and Jalyn Twitchell
Address: PO Box 135

Print Name: Kody and Stephanie Edgel
Address: P.O. Box 276

City: Alamo
State: NV Zip: 89001

City: Alamo
State: NV Zip: 89001

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

First American Title Insurance
Print Name: Company
Address: 2500 N Buffalo Drive, Suite 120
City: Las Vegas

File Number: 13895-2642561 DP/ DP
State: NV Zip: 89128

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