

LINCOLN COUNTY, NV **2022-161991**  
\$2,084.50  
RPTT:\$2047.50 Rec:\$37.00 **02/28/2022 11:10 AM**  
FIRST AMERICAN TITLE INSURANCE COMPANY  
OFFICIAL RECORD  
AMY ELMER, RECORDER

A.P.N.: 001-260-17  
File No: 13896-2645126 (TV)  
R.P.T.T.: \$2,047.50

When Recorded Mail To: Mail Tax Statements To:  
Robert E. Reyff, Jr. and Deborah L Main  
P.O. Box 494  
Pioche, NV 89043

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

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

James R. Rogers and Marsha Rogers, husband and wife as joint tenants with right of survivorship

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

Robert E. Reyff, Jr. and Deborah L Main, husband and wife as joint tenants

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

**PARCEL 1 AS SHOWN ON THAT CERTAIN PARCEL MAP 126568, FILED IN THE OFFICE OF THE COUNTY RECORDER OF LINCOLN COUNTY, NEVADA ON MAY 24, 2006, BOOK PLAT C, PAGE 211 AND AMENDED PLAT OF PARCEL MAP RECORDED ON JULY 19, 2007, BOOK PLAT C, PAGE 342 AS FILE NO. 129528, OFFICIAL RECORDS, BEING A DIVISION OF LOT 9 OF MAP OF DIVISION INTO LARGE PARCELS, BOOK PLAT C, PAGE 200, FILE NO. 126421, AND AMENDED BY CERTIFICATE OF AMENDMENT RECORDED MAY 18, 2006, BOOK PLAT C, PAGE 206, FILE NO. 126535, SITUATED WITHIN SECTION 11, TOWNSHIP 1 NORTH, RANGE 67 EAST, M.D.B.&M.**

*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.



**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 001-260-17
- 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: \$525,000.00
- b) Deed in Lieu of Foreclosure Only (value of property) ( \$ \_\_\_\_\_ )
- c) Transfer Tax Value: \$525,000.00
- d) Real Property Transfer Tax Due \$2,047.50

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: James R. Rogers  
Signature: \_\_\_\_\_

Capacity: Grantor/Seller  
Capacity: \_\_\_\_\_

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

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

Print Name: James R. Rogers and Marsha Rogers  
Address: 9540 Desert Crest Ct  
City: Las Vegas  
State: NV Zip: 89129

Print Name: Robert E. Reyff, Jr. and Deborah L Main  
Address: P.O. Box 494  
City: Pioche  
State: NV Zip: 89043

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

FANV Direct Title/First American Title  
Print Name: Insurance Company  
Address: 701 North Green Valley, Suite 120  
City: Henderson

File Number: 13896-2645126 TV/ ar  
State: NV Zip: 89074

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