

LINCOLN COUNTY, NV

**2022-161997**

\$569.35

RPTT:\$532.35 Rec:\$37.00 **03/02/2022 08:07 AM**

MAGNUS TITLE AGENCY OF NEVADA LLC Pgs=3 KC

**OFFICIAL RECORD**

**AMY ELMER, RECORDER**

APN# : 002-074-03

RPTT: 532.35

**Recording Requested By:**

Magnus Title Agency of Nevada, LLC

**Escrow No.: MTNV-171-PP**

**When Recorded Mail To:**

**Nathan Vidrine**

**4405 South Sandhill Road**

**Las Vegas, NV 89121**

**Mail Tax Statements to:**

**Same as Above**

## **GRANT, BARGAIN AND SALE DEED**

THIS INDENTURE WITNESSETH: That

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

**Jeremy Barfield, a married man, as his sole and separate property**

do(es) hereby GRANT(s) BARGAIN SELL and CONVEY to

**Nathan Vidrine, a married man, as his sole and separate property**

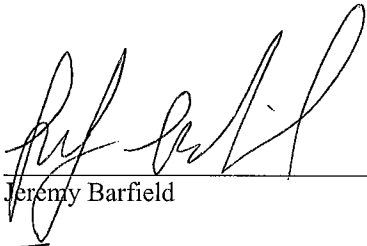
and to the heirs and assigns of such Grantee forever, all the following real property situated in the City of Panaca, County of Lincoln State of Nevada bounded and described as follows:

See attached Exhibit A

Subject to:       1. Taxes for the current fiscal year, paid current.  
                      2. Conditions, covenants restrictions, rights of way and easements now of record, if any.

TOGETHER with all tenements, hereditaments and appurtenances, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof.

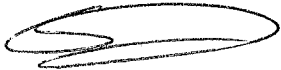
Dated: 25th day of February, 2022

  
\_\_\_\_\_  
Jeremy Barfield

Jeremy

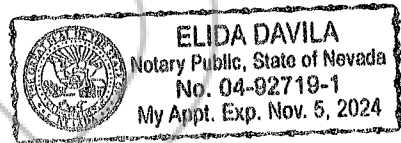
STATE OF NEVADA  
COUNTY OF LINCOLN

This instrument was acknowledged before me on this 25<sup>th</sup> day of Feb, 2022, by Jeremy Barfield and Savannah Barfield.



\_\_\_\_\_  
Signature of notarial officer

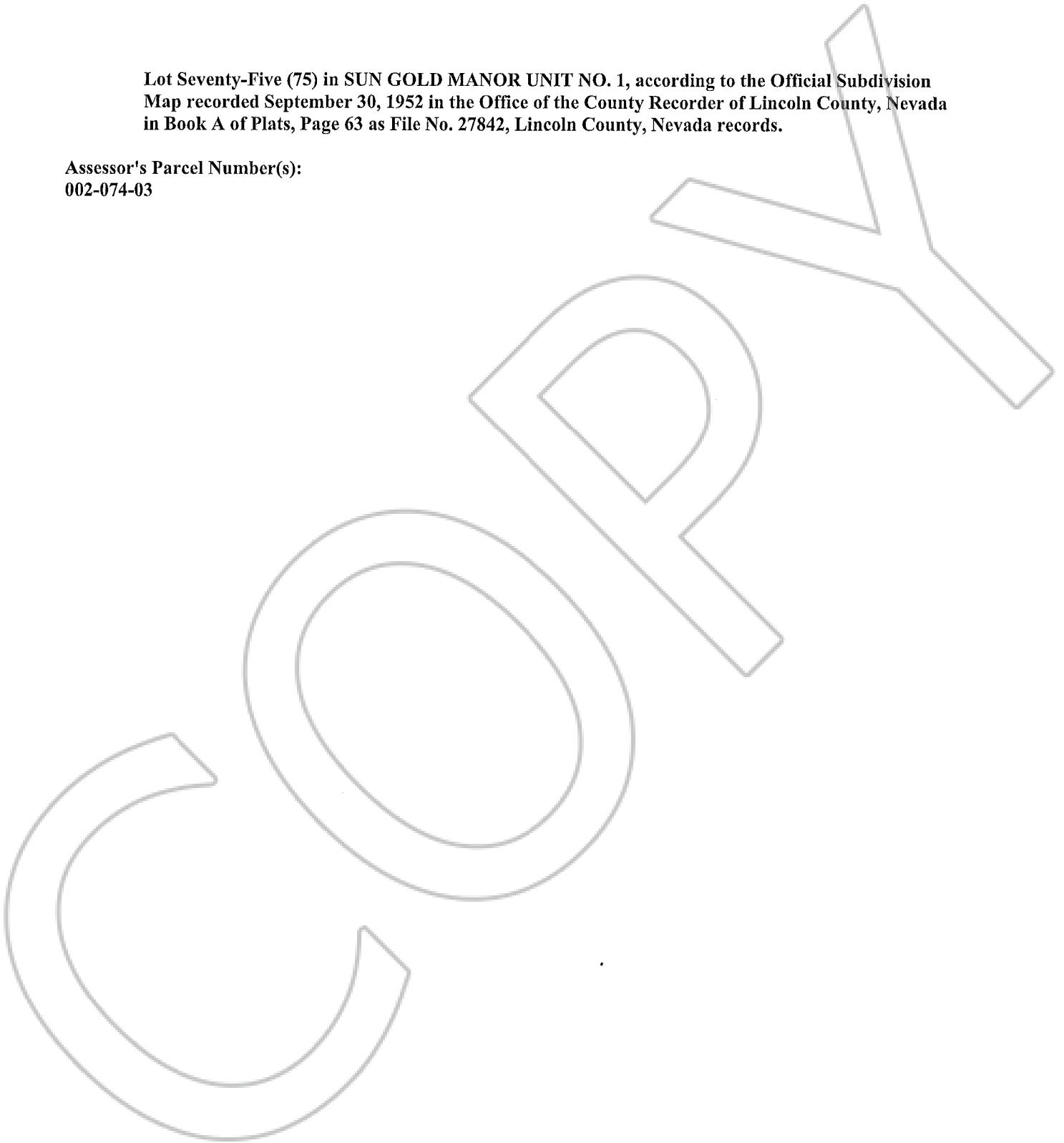
My Commission Expires: 11/05/2024



**EXHIBIT "A"**

**Lot Seventy-Five (75) in SUN GOLD MANOR UNIT NO. 1, according to the Official Subdivision Map recorded September 30, 1952 in the Office of the County Recorder of Lincoln County, Nevada in Book A of Plats, Page 63 as File No. 27842, Lincoln County, Nevada records.**

**Assessor's Parcel Number(s):  
002-074-03**



**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)  
 a) 002-074-03  
 b) \_\_\_\_\_  
 c) \_\_\_\_\_  
 d) \_\_\_\_\_

2. Type of Property:  
 a)  Vacant Land      b)  Sgl. Fam. Residence  
 c)  Condo/twnhse    d)  2-4 Plex  
 e)  Apt. Bldg.        f)  Comm'l/Ind'l  
 g)  Agricultural      h)  Mobile Home  
 Other: \_\_\_\_\_

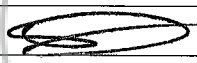
FOR RECORDER'S OPTIONAL USE ONLY	
Document/Instrument No.:	_____
Book _____	Page _____
Date of Recording:	_____
Notes:	_____

3. a. Total Value/Sale Price of Property: \$136,250.00  
 b. Deed in Lieu of Foreclosure Only (value of property) \_\_\_\_\_  
 c. Transfer Tax Value: \$136,250.00  
 d. Real Property Transfer Tax Due: \$532.35

4. **IF EXEMPTION CLAIMED:**  
 a. Transfer Tax Exemption, per NRS 375.090, Section: \_\_\_\_\_  
 b. Explain Reason for Exemption: \_\_\_\_\_

5. Partial Interest: Percentage Being Transferred: 100.00%

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 the 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: \_\_\_\_\_ Capacity: \_\_\_\_\_ Grantor  
 Signature:  Capacity: \_\_\_\_\_ Grantee *Escrow Officer*

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

Print Name: Jeremy Barfield  
 Address: 3817 East Impala Drive  
 City: St. George  
 State: UT Zip: 84790

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

Print Name: Nathan Vidrine  
 Address: 4405 South Sandhill Road  
 City: Las Vegas  
 State: NV Zip: 89121

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

Print Name: Magnus Title Agency of Nevada, LLC Esc. #: MTNV-171-PP  
 Address: 8985 S. Eastern Avenue, Ste. 150  
 City: Las Vegas State: NV Zip: 89123

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED