

LINCOLN COUNTY, NV **2022-162050**
\$1,285.00
RPTT:\$1248.00 Rec:\$37.00 **03/15/2022 12:42 PM**
FIRST AMERICAN TITLE INSURANCE COMPANY
OFFICIAL RECORD
AMY ELMER, RECORDER

A.P. No. 001-333-42
Escrow No. 13895-2646892-RC/CJ
R.P.T.T. \$1,248.00

WHEN RECORDED RETURN TO:

Stephen D. O'Brien
PO Box 2134
Sebastopol, CA 95473

MAIL TAX STATEMENTS TO:

Stephen D. O'Brien
PO Box 2134
Sebastopol, CA 95473

GRANT, BARGAIN and SALE DEED

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

Stephen D. Pellegrino and Jennifer L. Pellegrino, husband and wife as joint tenants

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

Stephen D. O'Brien, an unmarried man

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

THAT PORTION OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 10, TOWNSHIP 1 NORTH, RANGE 67 EAST, M.D.B. AND M., LINCOLN COUNTY, NEVADA, DESCRIBED AS FOLLOWS:

PARCEL 28 OF SUBSEQUENT PARCEL MAP FOR J AND S PROPERTIES RECORDED JULY 12, 2004 IN PLAT BOOK C, PAGE 64 AS FILE NO. 122623 IN THE OFFICE OF THE COUNTY RECORDER, LINCOLN COUNTY, NEVADA.

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.

Print
Date: 03/11/2022

Stephen Pellegrino
Stephen D. Pellegrino

Jennifer L. Pellegrino
Jennifer L. Pellegrino

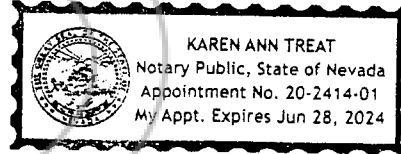
STATE OF NEVADA)
) : ss.
COUNTY OF CLARK)
) Lincoln

This instrument was acknowledged before me on
MARCH 12, 2022 by
Stephen D. Pellegrino and Jennifer L. Pellegrino.

Pellegrino

Karen Ann Treat
Notary Public
(My commission expires: June 28, 2024)

Karen Ann Treat



This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated Print date
03/11/2022 under Escrow No. 13895-2646892

No. 20-2414-01

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
 a) 001-333-42
 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 ONLY	
Book _____	Page: _____
Date of Recording: _____	
Notes: _____	

3. a) Total Value/Sales Price of Property: \$320,000.00
 b) Deed in Lieu of Foreclosure Only (value of property) (\$ _____)
 c) Transfer Tax Value: \$320,000.00
 d) Real Property Transfer Tax Due \$1,248.00

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: _____
 Signature: _____

Capacity: escrow agent
 Capacity: _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: Stephen D. Pellegrino and Jennifer L. Pellegrino
 Address: PO Box 38
 City: Pioche
 State: NV Zip: 89043-0038

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Stephen D. O'Brien
 Address: PO Box 2134
 City: Sebastopol
 State: CA Zip: 95473

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

Print Name: First American Title Insurance Company * File Number: 13895-2646892 RC/kd
 Address: 2500 N Buffalo Drive, Suite 120
 City: Las Vegas State: NV Zip: 89128

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

* FANV-Direct Title