

LINCOLN COUNTY, NV **2022-162119**  
\$1,636.00  
RPTT:\$1599.00 Rec:\$37.00 **03/28/2022 11:25 AM**  
FIRST AMERICAN TITLE INSURANCE COMPANY-2 KC  
**OFFICIAL RECORD**  
AMY ELMER, RECORDER

A.P. No. 005-231-09  
Escrow No. 13895-2647947-DP/lf  
R.P.T.T. \$1,599.00

**WHEN RECORDED RETURN TO:**

Scott Russell Coggins and Michele M. Coggins  
571 Blackmore Dr  
Henderson, NV 89015

**MAIL TAX STATEMENTS TO:**

Scott Russell Coggins and Michele M. Coggins  
571 Blackmore Dr  
Henderson, NV 89015

**GRANT, BARGAIN and SALE DEED**

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

George J. Buettner and Louise Anne Buettner, husband and wife as joint tenants

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

Scott Russell Coggins and Michele M. Coggins, 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:

**THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST  
QUARTER (SE 1/4, SW 1/4, SW 1/4) OF SECTION 34, TOWNSHIP 5 NORTH, RANGE  
67 EAST, M.D.B. & M., 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.

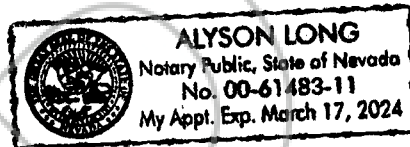
George Buettner  
George Buettner

Louise Buettner  
Louise Buettner

STATE OF **NEVADA** )  
                                  ) : ss.  
COUNTY OF ~~CLARK~~ )  
                                  ) LINCOLN

This instrument was acknowledged before me on  
MARCH 23, 2022 by  
**George Buettner and Louise Buettner.**

Alyson Long  
Notary Public  
(My commission expires: MARCH 17, 2024)



This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed under Escrow No. 13895-2647947

**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 005-231-09
- 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: \$410,000.00
- b) Deed in Lieu of Foreclosure Only (value of property) ( \$ \_\_\_\_\_ )
- c) Transfer Tax Value: \$410,000.00
- d) Real Property Transfer Tax Due \$1,599.00

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: Agent  
Signature: \_\_\_\_\_ Capacity: \_\_\_\_\_

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

George J. Buettner and Louise  
Print Name: Anne Buettner  
Address: PO Box 872  
City: Panaca  
State: NV Zip: 89042

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

Scott Russell Coggins and  
Print Name: Michele M. Coggins  
Address: 571 Blackmore Dr  
City: Henderson  
State: NV Zip: 89015

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

First American Title Insurance  
Print Name: Company File Number: 13895-2647947 DP/ DP  
Address: 2500 N Buffalo Drive, Suite 120  
City: Las Vegas State: NV Zip: 89128

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