LINCOLN COUNTY, NV

\$37.00

2022-162353

RPTT:\$0.00 Rec:\$37.00

05/24/2022 04:24 PM

CHICAGO TITLE CORPORATE CIRCLE - 237@gs=6 AK

OFFICIAL RECORD

AMY ELMER, RECORDER

E03

APN: 002-061-14

Escrow No.: 14422000089-CD

RECORDING REQUESTED BY AND RETURN TO:

Jayson M Stevens and Tiffany A Stevens

Po Box 791

Panaca, NV 89042

GRANT, BARGAIN AND SALE DEED

RE-RECORD INSTRUMENT 2022-162253 TO CORRECT LEGAL DESCRIPTION (Title on Document)

This page is added to provide additional information required by NRS 111.312 Sections 1-2 (An additional recording fee of One And No/100 Dollar (\$1.00) will apply).

This cover page must be typed or printed clearly in black ink only.



LINCOLN COUNTY, NV

\$1.031.50

RPTT:\$994.50 Rec:\$37.00 **04/26/2022 02:14 PM**

CHICAGO TITLE CORPORATE CIRCLE - 237@gs=3 AE

2022-162253

OFFICIAL RECORD

AMY ELMER, RECORDER

APN/Parcel ID(s): 002-061-14

Order No.: 14422000089

WHEN RECORDED MAIL TO and MAIL

TAX STATEMENTS TO:

Jayson M Stevens and Tiffany A Stevens 340 North 3rd Street Po Box 791

Panaca, NV 89042

SPACE ABOVE THIS LINE FOR RECORDER'S USE

GRANT, BARGAIN AND SALE DEED

R.P.T.T \$994.50

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

Robert Wadsworth and Heather Wadsworth, husband and wife as joint tenants:

do(es) hereby GRANT, BARGAIN AND SELL to

Jayson M Stevens and Tiffany A Stevens, Husband and Wife as Joint Tenants

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

FOR LEGAL DESCRIPTION OF THE REAL PROPERTY, SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

Subject to:

- 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 revisions, remainders, rents, issues or profits thereof.

APN/Parcel ID(s): 002-061-14

Order No.: 14422000089

WHEN RECORDED MAIL TO and MAIL TAX STATEMENTS TO:

Jayson M Stevens and Tiffany A Stevens 340 North 3rd Street Po Box 791 Panaca. NV 89042

SPACE ABOVE THIS LINE FOR RECORDER'S USE

GRANT, BARGAIN AND SALE DEED

R.P.T.T \$994.50

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

Robert Wadsworth and Heather Wadsworth, husband and wife as joint tenants in

do(es) hereby GRANT, BARGAIN AND SELL to

Jayson M Stevens and Tiffany A Stevens, Husband and Wife as Joint Tenants

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

FOR LEGAL DESCRIPTION OF THE REAL PROPERTY, SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

Subject to:

- 1. All general and special taxes for the current fiscal year.
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Together with all tenements, hereditaments and appurtenances, including easements and water rights, if any, thereto belonging or appertaining, and any revisions, remainders, rents, issues or profits thereof.

SIGNATURE AND NOTARY ACKNOWLEDGMENT FOR GRANT BARGAIN SALE DEED

Robert Wadsworth Robert Wadsworth Heather Wadsworth Heather Wadsworth STATE OF NEVADA COUNTY OF LINCOLN This instrument was acknowledged before me on day of 20 27 by Robert Wadsworth and Heather Wadsworth. Notary Public Printed Name: TERESA MENDOZA Notary Public. State of Nevada Appointment No. 05-100049-1 My Appt. Expires Feb 26, 2025

Grant Bargain and Sale Deed SCA0002455.doc / Updated: 11.23.21

LEGAL DESCRIPTION

EXHIBIT "A"

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF LINCOLN, STATE OF NEVADA, AND IS DESCRIBED AS FOLLOWS:

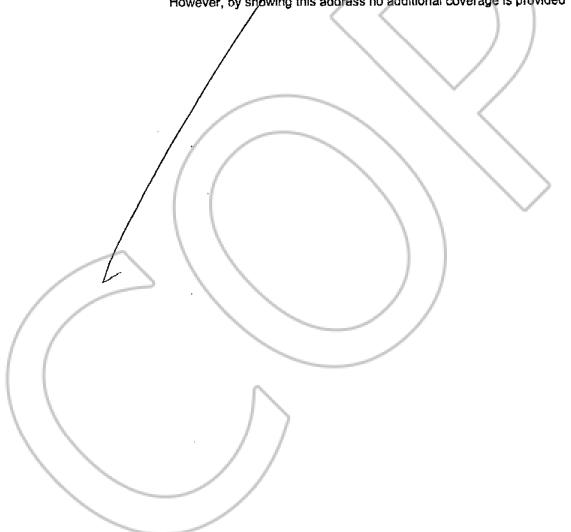
THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF LINCOLN, STATE OF NEVADA, AND IS DESCRIBED AS FOLLOWS:

THE REAL PROPERTY SITUATE IN THE COUNTY OF LINCOLN, STATE OF NEVADA, DESCRIBED AS FOLLOWS:

PARCEL ONE (1), AS DESCRIBED IN THE MAP ENTITLED "MERGER AND RE-SUBDIVISION BY PARCEL MAP SITUATED WITHIN THE SEC 9 T2S R 25 E.M.D.M, BLOCK 23, TOWN OF PANACA, LINCOLN COUNTY, STATE OF NEVADA", JOB NUMBER 126828 BY HAFEN LAND SURVEYING, LLC, AND AS RECORDED IN PLAT BOOK C PAGE 235. ON JULY 7, 2006.

Parcel ID: 00206114

Commonly known as 340 3rd Street, Panaca, NV 89042 However, by showing this address no additional coverage is provided



LEGAL DESCRIPTION

EXHIBIT "A"

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF LINCOLN, STATE OF NEVADA, AND IS DESCRIBED AS FOLLOWS:

PARCEL 1A, AS DESCRIBED IN THE PARCEL MAP ENTITLED "LAND DIVISION PARCEL MAP, A RE-DIVISION OF PARCEL 1 DOC. 126828 PLAT BOOK C, PAGE 235 FOR ROBERT WADSWORTH AND HEATHER WADSWORTH, HUSBAND AND WIFE AS JOINT TENANTS, A PORTION OF SECTION 9, TOWNSHIP 2 SOUTH, RANGE 68 EAST, M.D.M., PANACA, LINCOLN COUNTY, NEVADA, USA", RECORDED ON NOVEMBER 30, 2021 AT DOCUMENT NO. 2021-161722.

Parcel ID: 00206114

Commonly known as 340 N 3rd Street, Panaca, NV 89042 However, by showing this address no additional coverage is provided



STATE OF NEVADA DECLARATION OF VALUE

1. Assessor's Parcel Number(s) a. 002-061-14	
b	()
c.	\ \
d.	\ \
2. Type of Property:	
 a.	FOR RECORDERS OPTIONAL USE ONLY
	Book Page:Page:
e. Apt. Bldg f. Comm'l/Ind'l	Notes:
g. ☐ Agricultural h. ☐ Mobile Home ☐ <u>Other</u>	1101003
3. a. Total Value/Sales Price of Property	\$ \$0.00
b. Deed in Lieu of Foreclosure Only (value of propert	
c. Transfer Tax Value:	\$ \$0.00
d. Real Property Transfer Tax Due	\$ \$0.00
4. <u>If Exemption Claimed:</u>	
a. Transfer Tax Exemption per NRS 375.090, Section	03
	ent 2022-162253 to Correct Legal Description. No
b. Explain Reason for Exemption: Consideration	
5. Partial Interest: Percentage being transferred: 100.00 The undersigned declares and acknowledges, under penalty and NRS 375.110, that the information provided is correct and can be supported by documentation if called upon to suffer Furthermore, the parties agree that disallowance of any claradditional tax due, may result in a penalty of 10% of the tax to NRS 375.030, the Buyer and Seller shall be jointly and seller shall be pointly and seller	y of perjury, pursuant to NRS 375.060 to the best of their information and belief, ubstantiate the information provided herein. imed exemption, or other determination of x due plus interest at 1% per month. Pursuant
Signature	Capacity: Grantor
Signature Atusto	Capacity: KXXXXXXX Agent
SELLER (GRANTOR) INFORMATION (REQUIRED)	BUYER (GRANTEE) INFORMATION (REQUIRED)
Print Name: Robert Wadsworth and Heather Wadsworth	Print Name: Jayson M Stevens and Tiffany A Stevens
Address: 7780 W Cougar Ave	Address: Po Box 791
City: Las Vegas	City: Panaca
State: NV Zip: 89113	State: NV Zip: 89042
COMPANY/PERSON REQUESTING RECORDING (Required if not seller or buyer)
Print Name: Chicago Title of Nevada, Inc.	Escrow# 14422000089
Address: 2370 Corporate Circle, Suite 100	·
City: Henderson	State: NV Zip: 89074