

A.P.N. No.:	002-143-01
R.P.T.T.	EXEMPT # 3
Escrow No.:	85308
Recording Requested By:	
Cow County Title Co.	
When Recorded Mail To:	
Robert J. Parker-Almaraz	
P O Box 926	
Panaca, NV 89042	



OFFICIAL RECORD
AMY ELMER, RECORDER

E03

(for recorders use only)

GRANT, BARGAIN, SALE DEED

(Title of Document)

Document being re-recorded to attach correct legal description as follows:

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

A parcel of land situated within Section 8, Township 2 South, Range 68 East, M.D.M., within Lot 1 of Block 15, Town of Panaca, Lincoln County, Nevada, being more particularly described as follows:

Beginning at the Northwest Corner of said Block 15, being a point on the South right-of-way of State Route No. 319, whence the Northeast Corner of said Section 8 bears North 14°13'12" East, a distance of 2,104.66 feet, said point being the Point of Beginning; thence North 89°41'34" East along said right-of-way a distance of 166.00 feet; thence South 00°19'33" East a distance of 162.00 feet; thence South 89°41'34" West a distance of 41.00 feet; thence South 00°19'33" East a distance of 3.00 feet; thence South 89°41'34" West a distance of 125.00 feet to a point of intersection with the East right-of-way of Second Street; thence North 00°19'33" West along said right-of-way a distance of 165.00 feet to the Point of Beginning.

Said land being delineated in the Boundary Line Adjustment Map recorded November 23, 1996 in Book A of Plats, page 500 as File No 106103, Lincoln County, Nevada records.

The above legal description is a metes and bounds description and was obtained from a GRANT, BARGAIN AND SALE DEED, recorded December 20, 2013 in Book 284 Official Records, page 357, as File No. 144733 Lincoln County, Nevada records.

This additional information required by NRS 111.312 and NRS 239B.030.

ASSESSOR'S PARCEL NUMBER FOR 2022 - 2023: 002-143-01

Official Record

Recording requested By
FIRST AMERICAN TITLE COMPANY

Lincoln County - NV

Leslie Boucher - Recorder

Fee: \$16.00 Page 1 of 3
RPTT: \$624.00 Recorded By: AE
Book- 284 Page- 0357

A.P.N.: 002-143-01
File No: 116-2458628 (SC)
R.P.T.T.: \$624.00



When Recorded Mail To: Mail Tax Statements To:
Robert Parker-Almaraz
878 East Main Street
Panaca, NV 89042

GRANT, BARGAIN and SALE DEED

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

Joseph D. Miller and Carol J. Miller, husband and wife as joint tenants

do(es) hereby GRANT, BARGAIN and SELL to

Robert Parker-Almaraz, an unmarried man and Frank Beard, a married man as his sole and separate property, as joint tenants

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

A PARCEL OF LAND SITUATED WITHIN SECTION 8, TOWNSHIP 2 SOUTH, RANGE 68 EAST, M.D.M., WITHIN LOT 1 OF BLOCK 15, TOWN OF PANACA, LINCOLN COUNTY, NEVADA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID BLOCK 15, BEING THE NORTHWEST CORNER OF APN 02-143-01, AND A POINT ON THE SOUTH RIGHT-OF-WAY OF STATE ROUTE NO. 319, WHENCE THE NORTHEAST CORNER OF SAID SECTION 8 BEARS NORTH 14°13'12" EAST, A DISTANCE OF 2,104.66 FEET, SAID POINT BEING THE POINT OF BEGINNING; THENCE NORTH 89°41'34" EAST ALONG SAID RIGHT-OF-WAY A DISTANCE OF 166.00 FEET TO THE ADJUSTED NORTHEAST CORNER OF APN 02-143-01; THENCE SOUTH 00°19'33" EAST LEAVING SAID RIGHT OF WAY ALONG THE ADJUSTED BOUNDARY LINE A DISTANCE OF 162.00 FEET; THENCE SOUTH 89°41'34" WEST A DISTANCE OF 41.00 FEET; THENCE SOUTH 00°19'33" EAST A DISTANCE OF 3.00 FEET; THENCE SOUTH 89°41'34" WEST A DISTANCE OF 125.00 FEET TO A POINT OF INTERSECTION WITH THE EAST RIGHT-OF-WAY OF SECOND STREET; THENCE NORTH 00°19'33" WEST ALONG SAID RIGHT-OF-WAY A DISTANCE OF 166.00 FEET TO THE POINT OF BEGINNING.

NOTE: ABOVE METES AND BOUND DESCRIPTION APPEARED PREVIOUSLY IN THAT CERTAIN DOCUMENT RECORDED NOVEMBER 25, 1996, BOOK 122, PAGE 365, AS INSTRUMENT NO. 106491.

Subject to

I hereby certify that the foregoing is a full and correct copy of the original document as of 7/5/2022 at 1:48pm

Now of record in this office of Lincoln County Nevada as document number 144733.

Date 7/5/2022

Recorder Amy Elmer

Amanda Kulani, Deputy Recorder



0144733

Book: 284
Page: 358

12/20/2013
Page: 2 of 2

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.

Date: 12/09/2013



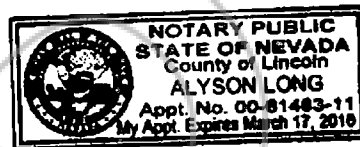
Joseph D. Miller
Joseph D. Miller

Carol J. Miller
Carol J. Miller

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

This instrument was acknowledged before me on
December 17, 2013 by
Joseph D. Miller and Carol J. Miller.

Alyson Long
Notary Public
(My commission expires: March 17, 2016)



This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated 12/17/2013 under Escrow No. 116-2458628

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a) 002-143-01
 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 RECORDER'S OPTIONAL USE ONLY	
Book: _____	Page: _____
Date of Recording: _____	
Notes: _____	

3. Total Value/Sale Price of Property _____
 Deed in Lieu of Foreclosure Only (value of Property) (_____)
 Transfer Tax Value: _____
 Real Property Transfer Tax Due: _____ \$0.00

4. If Exemption Claimed:
 a. Transfer Tax Exemption per NRS 375.090, Section #3
 b. Explain Reason for Exemption: re-recording deed to correct legal description, RPTT paid on deed #144733

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 *DR Rice* Capacity AGENT
 DR RICE

Signature _____ Capacity Grantee

**SELLER (GRANTOR) INFORMATION
(REQUIRED)**
 J Joseph D. Miller and Carol J. Miller
 Address: C/O Cow County Title/ P O box 518
 City: Pioche
 State: NV Zip: 89043

**BUYER (GRANTEE) INFORMATION
(REQUIRED)**
Robert Parker-Almaraz and Frank Beard
 Address: C/O Cow County Title Co/ P O Box 518
 City: Pioche
 State: NV Zip: 89043

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)
 Print Name: Cow County Title Co. Escrow #: 85308
 Address: P.O. Box 518, 328 Main Street
 City: Pioche State: NV Zip: 89043