

LINCOLN COUNTY, NV

**2022-162803**

\$1,753.00

RPTT:\$1716.00 Rec:\$37.00 **07/19/2022 11:23 AM**

WESTERN TITLE LAS VEGAS

Pgs=4 AK

**OFFICIAL RECORD**

**AMY ELMER, RECORDER**

APN# : 012-170-02

**Recording Requested By:**

Western Title Of Southern  
Nevada LLC

**Escrow No.:** 5240WLV

**When Recorded Mail To:**

Fort Grover LLC  
6123 Dry Valley Ranch Road  
Pioche, NV  
89043

**Mail Tax Statements to: (deeds only)**

Fort Grover LLC  
6123 Dry Valley Ranch Road  
Pioche, NV  
89043

(space above for Recorder's use only)

---

**Bargain and Sale Deed**

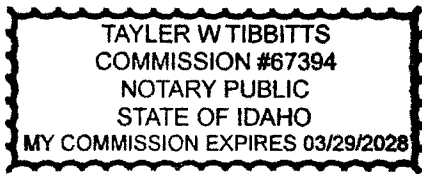
This page added to provide additional information required by NRS 111.312  
(additional recording fee applies)




STATE OF IDAHO            )  
                                          ) ss.  
County of Ada                )

On this 13th day of July, 2022, before me the undersigned notary public in and for said state personally appeared C. Pete Peterson and Beverly R. Peterson known or identified to me to be the trustees of the Peterson Family Trust dated May 10, 2013, and acknowledged to me that they executed the foregoing instrument in their official capacities for the purposes described herein.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.



*Tayler W. Tibbitts*   
\_\_\_\_\_  
NOTARY PUBLIC FOR IDAHO  
Residing at Kuna, ID  
My Commission Expires 3/29/2028

Online Notary Public. This notarial act involved the use of online audio/video communication technology.

**Exhibit A**

Situated in the County of Lincoln and State of Nevada described as follows:

A parcel of land situated in the Northwest Quarter of the Southwest Quarter and the Southwest Quarter of the Northwest Quarter of Section 8, Township 2 South, Range 68 East, M.D.B. & M., being further described as follows:

Beginning at the Northwest Corner (1) from which the Quarter (1/4) corner common to Sections 7 and 8 of said subdivision bears South 0 degrees 22' 12" East a distance of 237 feet;  
thence South 85 degrees 35' 42" East to the Northeast corner (2) 113 feet;  
thence along the right of way of Nevada State Highway 93, bearing South 2 degrees 58' 30" West (bearing established from Highway Dept. Map) to the Southeast corner (3) a distance of 392 feet;  
thence South 89 degrees 53' 36" West to the Southwest corner (4) a distance of 89 feet;  
thence North 0 degrees 22' 12" West to the point of beginning a distance of 400 feet.

Note: The above metes and bounds legal description appeared previously in that certain document recorded May 08, 1998 in Book 134, Page 297 as Instrument No. 110938.

**STATE OF NEVADA  
DECLARATION OF VALUE**

**1. Assessor Parcel Number(s)**

- a) 012-170-02
- 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
- Other \_\_\_\_\_

FOR RECORDERS OPTIONAL USE ONLY	
Book: _____	Page: _____
Date of Recording: _____	
Notes: _____	

- 3.a. Total Value/Sales Price of Property: \$440,000.00
- b. Deed in Lieu of Foreclosure Only (value of property) ( \_\_\_\_\_ )
- c. Transfer Tax Value: \$440,000.00
- d. Real Property Transfer Tax Due: \$1,716.00

**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%**

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: William H. Miller Capacity: Buyer

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

**SELLER (GRANTOR) INFORMATION**

**(REQUIRED)**

Print Name: C. Pete Peterson and Beverly R. Peterson, trustees, or successor trustee(s) of the Peterson Family Trust dated May 10, 2013

Address: PO Box 624

City: Ranaca

State: NV Zip: 89042

**BUYER (GRANTEE) INFORMATION**

**(REQUIRED)**

Print Name: Fort Grover LLC, a Nevada limited liability company

Address: 6023 Dry Valley Ranch Rd

City: Piache

State: NV Zip: 89043

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

Print Name: Western Title Las Vegas Esc. #: 5240WLV

Address: 10100 W. Charleston Blvd. Suite 170

City: Las Vegas State: NV Zip: 89135

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

STATE OF NEVADA  
DECLARATION OF VALUE

1. Assessor Parcel Number(s)

- a) 012-170-02
- 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'/Ind'l
- g)  Agricultural
- h)  Mobile Home
- Other \_\_\_\_\_

FOR RECORDERS OPTIONAL USE ONLY	
Book: _____	Page: _____
Date of Recording: _____	
Notes: _____	

3.a. Total Value/Sales Price of Property:

\$440,000.00  
 ( \_\_\_\_\_ )  
 \$440,000.00  
 \$1,716.00

b. Deed in Lieu of Foreclosure Only (value of property)

c. Transfer Tax Value:

d. Real Property Transfer Tax Due:

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%

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 Seller Trustee

Signature: BEVERLY R. PETERSON Capacity Seller Trustee

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

Print Name: C. Pete Peterson and Beverly R. Peterson, trustees, or successor trustee(s) of the Peterson Family Trust dated May 10, 2013

Address: PO Box 624  
 City: PARADISE  
 State: NV Zip: 89142

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

Print Name: Fort Grover LLC, a Nevada limited liability company

Address: 6623 Dry Valley Ranch Rd  
 City: FUSCHE  
 State: NV Zip: 89043

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

Print Name: Western Title Las Vegas Esc. #: 5240WLV  
 Address: 10100 W. Charleston Blvd. Suite 170  
 City: Las Vegas State: NV Zip: 89135

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