

LINCOLN COUNTY, NV

2022-162833

\$329.50

RPTT:\$292.50 Rec:\$37.00 07/28/2022 10:16 AM

FIRST AMERICAN TITLE INSURANCE COMPANY 3 AK

OFFICIAL RECORD

AMY ELMER, RECORDER

A.P.N.: 013-160-52
File No: 13896-2655619 (TV)
R.P.T.T.: \$292.50

When Recorded Mail To: Mail Tax Statements To:
Michael A. Lopez and Chandra H. Lopez
P.O Box 429
Panaca, NV 89042

GRANT, BARGAIN and SALE DEED

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

Karen M. Peters, surviving joint tenant

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

Michael A. Lopez and Chandra H. Lopez, husband and wife as joint tenants

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

PARCEL NO. 1 AS SHOWN ON PARCEL MAP FOR GARY A. CARRIGAN FILED IN THE OFFICE OF THE COUNTY RECORDER OF LINCOLN COUNTY ON MAY 18, 1999, IN BOOK B, PAGE 219, AS FILE NO. 112815, LOCATED IN A PORTION OF SE 1/4 OF SECTION 11, TOWNSHIP 3 SOUTH, RANGE 67 EAST, M.D.B. & M.

EXCEPTING THEREFROM A STRIP OF LAND 30.00 FEET WIDE FOR THE PURPOSE OF A PUBLIC ROAD WAY, BEING SITUATED WITHIN PARCEL 1 OF SUBSEQUENT PARCEL MAP, BOOK PLAT B, PAGE 219, SEC. 11, TOWNSHIP 3 SOUTH, RANGE 67 EAST, M.D.M., BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**BEGINNING AT THE SOUTHWEST CORNER OF SAID PARCEL OF LAND;
THENCE NORTH 00° 59' 39" WEST A DISTANCE OF 661.77 FEET TO THE NORTHWEST CORNER OF SAID STRIP OF LAND AND THE NORTHWEST CORNER OF SAID PARCEL 1;
THENCE NORTH 89° 34' 45" EAST A DISTANCE OF 60.00 FEET TO THE NORTHEAST CORNER OF SAID STRIP OF LAND AND POINT OF CURVE;
THENCE ALONG A CURVE IN A SOUTHERLY DIRECTION HAVING A CENTRAL ANGLE OF 56° 25' 26", A RADIUS OF 60.00 FEET, A LENGTH OF 62.23 FEET AND A TANGENT LENGTH OF 34.24 FEET;
THENCE SOUTH 00° 59' 39" EAST A DISTANCE OF 557.84 FEET TO A POINT OF CURVE;
THENCE ALONG A CURVE IN A SOUTHERLY DIRECTION HAVING A CENTRAL ANGLE OF 60° 34' 34" A RADIUS OF 60.00 FEET A LENGTH OF 63.44 FEET AND A TANGENT LENGTH OF 35.04 FEET TO A POINT OF INTERSECTION WITH THE SOUTHERLY BOUNDARY OF SAID PARCEL 1;**

THENCE SOUTH 89° 34' 55" WEST A DISTANCE OF 60.00 FEET TO THE SAID SW CORNER OF SAID STRIP OF LAND AND THE POINT OF BEGINNING.

NOTE: THE ABOVE METES AND BOUND DESCRIPTION APPEARED PREVIOUSLY IN THAT CERTAIN DOCUMENT RECORDED JULY 13, 2005 IN BOOK 204, PAGE 03, AS INSTRUMENT NO. 124891.

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.

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.

Karen M. Peters
Karen M. Peters

Karen M. Peters

STATE OF MD.)
COUNTY OF Baltimore) : ss.

This instrument was acknowledged before me on 7-15-2022 by
Karen M. Peters.

Kenneth Salabes
Notary Public
(My commission expires: 3/25/23)

KENNETH SALABES
NOTARY PUBLIC
BALTIMORE COUNTY
MARYLAND
My Commission Expires 03-25-2023

This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed under Escrow
No. 13896-2655619.

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 013-160-52
- 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: \$75,000.00
- b) Deed in Lieu of Foreclosure Only (value of property) (\$ _____)
- c) Transfer Tax Value: \$75,000.00
- d) Real Property Transfer Tax Due \$292.50

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]
Signature: _____

Capacity: GRANTOR/SELLER
Capacity: _____

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

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

Print Name: Karen M. Peters
Address: 221 The Valley Dr
City: Tinianum
State: MD Zip: 21093

Print Name: Michael A. Lopez and
Chandra H. Lopez
Address: P.O. Box 429
City: Panaca
State: NV Zip: 89042

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

Print Name: First American Title Insurance Company
Address: 10000 W Charleston Blvd, Suite 180
City: Las Vegas

File Number: 13896-2655619 TV/ TV
State: NV Zip: 89135

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