

APN#: **002-073-03**
Escrow No. **22-413621**

**MAIL TAX STATEMENT TO AND
WHEN RECORDED RETURN TO:**

Elmer Antonio Rivera
PO BOX 7373
Bunkerville, NV 89007

LINCOLN COUNTY, NV **2022-162913**
\$185.20
RPTT:\$148.20 Rec:\$37.00 **08/16/2022 11:40 AM**
WFG NATIONAL TITLE COMPANY OF NEVADA Pgs=4 AK
OFFICIAL RECORD
AMY ELMER, RECORDER

GRANT, BARGAIN, SALE DEED

R.P.T.T. **\$148.20**

THIS INDENTURE WITNESSETH: That

Julie Serneck,

for a valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to

Elmer Antonio Rivera, an unmarried man,

all that real property situated in the County of Lincoln, State of Nevada, bounded and described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

- SUBJECT TO:
1. Taxes for the fiscal year 2022-2023.
 2. Rights of way, reservations restrictions, easements and conditions of record.

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

WITNESS my hand this 13 day of August, 2022.

Julie Serneck

Julie Serneck

Julie Serneck

STATE OF NEVADA

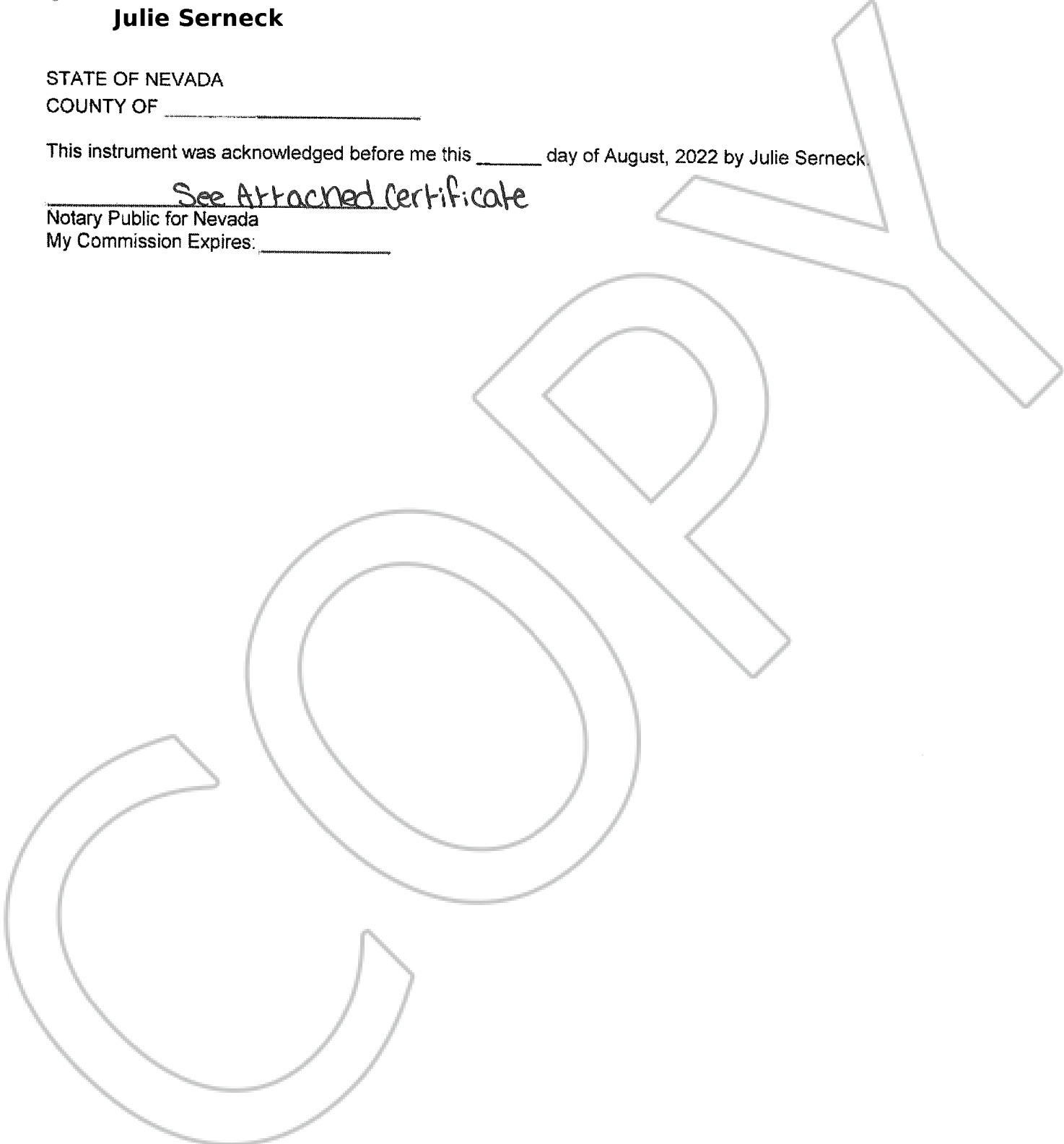
COUNTY OF _____

This instrument was acknowledged before me this _____ day of August, 2022 by Julie Serneck,

See Attached Certificate

Notary Public for Nevada

My Commission Expires: _____



INDIVIDUAL ACKNOWLEDGMENT

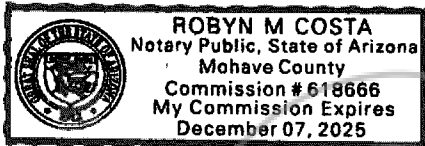
State/Commonwealth of Arizona }
County of Mohave } ss.

On this the 13TH day of August, 2022, before me,
Day Month Year

Robyn M Costa, the undersigned Notary Public,
Name of Notary Public

personally appeared Julie Serneck,
Name(s) of Signer(s)

- personally known to me – OR –
- proved to me on the basis of satisfactory evidence



Robyn M Costa
#618666

to be the person(s) whose name(s) is/are subscribed to the within instrument, and acknowledged to me that he/she/they executed the same for the purposes therein stated.

WITNESS my hand and official seal.

[Signature]
Signature of Notary Public

Robyn M Costa

exp. 12/07/2025
Any Other Required Information
(Printed Name of Notary, Expiration Date, etc.)

Place Notary Seal/Stamp Above

OPTIONAL

This section is required for notarizations performed in Arizona but is optional in other states. Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Grant, Bargain, Sale Deed

Document Date: 08/13/2022 Number of Pages: TWO

Signer(s) Other Than Named Above: N/A

EXHIBIT "A"
LEGAL DESCRIPTION

LOT ONE HUNDRED TWENTY-SEVEN (127) OF SUN GOLD MANOR ADDITION TO THE TOWN OF PANACA,
ACCORDING TO THE PLAT OF RECORD IN BOOK "A", OF PLATS, PAGE 101 LINCOLN COUNTY NEVADA
RECORDS.

APN: 002-073-03



**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessors Parcel Number(s)

- a) **002-073-03**
- 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 RECORDER'S OPTIONAL USE
ONLY**

Book: _____ Page: _____
Date of Recording: _____
Notes: _____

3. Total Value/Sales Price of Property:

\$38,000.00

Deed in Lieu of Foreclosure Only (value of property)

(_____)

Transfer Tax Value:

\$38,000.00

Real Property Transfer Tax Due:

\$148.20

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 _____

Capacity **Grantor Agent**

Signature _____

Capacity **Grantee**

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: **Julie Serneck**
Address: **1594 Country Club Way**
City: **Bullhead City**
State: **Arizona** Zip: **86442**

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: **Elmer Antonio Rivera**
Address: **PO BOX 7373**
City: **Bunkerville**
State: **Nevada** Zip: **89007**

COMPANY/PERSON REQUESTING RECORDING required if not the seller or buyer

Print Name: **WFG National Title Insurance Company** Escrow #: **22-413621**
Address: **2485 Village View Drive Suite 160**
City: **Henderson** State: **NV** Zip: **89074**