

LINCOLN COUNTY, NV

2022-162921

\$622.00

RPTT:\$585.00 Rec:\$37.00 08/22/2022 11:10 AM

FIRST AMERICAN TITLE INSURANCE COMPANY

OFFICIAL RECORD

AMY ELMER, RECORDER

A.P.N.: 001-122-14  
File No: 13896-2656432 (TV)  
R.P.T.T.: \$585.00

When Recorded Mail To: Mail Tax Statements To:  
Richard N. Voss  
P.O. Box 122  
Pioche, NV 89043

### ***GRANT, BARGAIN and SALE DEED***

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

Edward Potter, a married man as his sole and separate property

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

Richard N. Voss, a single man

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

**ALL OF LOT NUMBERED ONE (1) IN BLOCK NUMBERED TWENTY-THREE (23), AND LOT NUMBERED THIRTY-NINE (39) IN BLOCK NUMBERED TWENTY-THREE (23), EXCEPT THAT PORTION OF LOT ONE (1) FRONTING ON THE CALIENTE-PIOCHE HIGHWAY HERETOFORE DEEDED TO THE STATE OF NEVADA, AND EXCEPTING THE SOUTHERLY TWELVE (12) FEET OF LOT THIRTY-NINE (39) HERETOFORE DEEDED TO PIOCHE MINES CO. THE PORTION OF LOT ONE (1), DEEDED TO THE STATE OF NEVADA IS ALL OF LOT ONE (1) WITHIN CENTER OF HIGHWAY, FOURTEEN (14) FEET SOUTH OF THE CENTER LINE OF THE HIGHWAY AS SHOWN ON THE OFFICIAL PLAT NOW ON FILE AND OF RECORD IN THE OFFICE OF THE COUNTY RECORDER, PIOCHE, COUNTY OF LINCOLN, NEVADA.**

*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

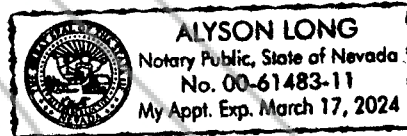
1. All general and special taxes for the current fiscal year.
2. Covenants, Conditions, Restrictions, Reservations, Rights, Rights of Way and Easements now of record.

Edward Potter  
Edward Potter

STATE OF Nevada )  
COUNTY OF Lincoln ) **ss.**

This instrument was acknowledged before me on August 16, 2022 by **Edward Potter.**

Alyson Long  
Notary Public  
(My commission expires: March 17, 2024)



This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed under Escrow No. 13896-2656432.

**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 001-122-14
- 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: \$150,000.00
- b) Deed in Lieu of Foreclosure Only (value of property) ( \$ \_\_\_\_\_ )
- c) Transfer Tax Value: \$150,000.00
- d) Real Property Transfer Tax Due \$585.00

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]

Capacity: GRANTOR/SELLER

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

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

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

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

Print Name: Edward Potter

Print Name: Richard N. Voss

Address: P.O. Box 503

Address: P.O. Box 122

City: Pioche

City: Pioche

State: NV Zip: 89043

State: NV Zip: 89043

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

Print Name: Company

File Number: 13896-2656432 TV/ TV

Address: 10000 W Charleston Blvd, Suite 180

City: Las Vegas

State: NV Zip: 89135

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