

LINCOLN COUNTY, NV

**2022-163089**

\$895.00

RPTT:\$858.00 Rec:\$37.00

**09/28/2022 09:01 AM**

MORTGAGE CONNECT LP - VENDOR ID 380#s=3 AE

**OFFICIAL RECORD**

**AMY ELMER, RECORDER**

APN: 001-121-02

RECORDING REQUESTED BY  
DRIGGS TITLE AGENCY, INC.  
WHEN RECORDED RETURN TO AND  
MAIL TAX BILL TO:

John E Collins and Mary F Collins  
316 Cedar St  
Pioche, NV 89043

Escrow No. 22-08-140453 WH

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

THIS INDENTURE WITNESSETH:

That Robert Bender, a married man as his sole and separate property ,

FOR A VALUABLE CONSIDERATION, the receipt of which is hereby acknowledged, does hereby  
Grant, Bargain, Sell and Convey to

John E Collins, and Mary F Collins ,husband and wife as joint tenants ,

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

SEE EXHIBIT "A" ATTACHED HERETO AND BY REFERENCE MADE A PART HEREOF FOR  
LEGAL DESCRIPTION.

SUBJECT TO:

1. Taxes paid current, rights of way, reservations, restrictions, easements and conditions of record.

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

WITNESS my hand this 23<sup>rd</sup> day of SEPTEMBER, 2022.

Robert F. Bender  
Robert Bender

State of Nevada

County of Lincoln

CLARK } SS:  
}

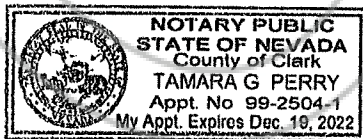
On September 23, 2022, before me the undersigned Notary Public, personally appeared Robert Bender, known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature

My Commission Expires:

Dec. 19, 2022



# Exhibit A

File No.: 2221842

The Land referred to herein below is situated in the County of LINCOLN, State of NV, and is described as follows:

All of the Lots numbered Four (4), Five (5), Six (6), Seven (7) and the westerly portion of Lot number Eight (8) in the Block Numbered Twenty-Four (24) except portion previously deeded to the State of Nevada, in the town of Pioche, Nevada

Tax ID: 001-121-02

**STATE OF NEVADA  
DECLARATION OF VALUE**

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

- a) 001-121-02
- 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

<b>FOR RECORDERS OPTIONAL USE ONLY</b>	
Book: _____	Page: _____
Date of Recording: _____	
Notes: _____	

- 3. a) **Total Value/Sales Price of Property:** \$ \$220,000.00
- b) Deed in Lieu of Foreclosure Only (value of property): \$
- c) Transfer Tax Value: \$ \$220,000.00
- d) Real Property Transfer Tax Due: \$ \$858.00

**4. If Exemption Claimed:**

- a) Transfer Tax Exemption, per NRS 375.090, Section: \_\_\_\_\_
- b) Explain Reason for Exemption: \_\_\_\_\_

**5. Partial Interest: Percentage being transferred: \_\_\_\_\_%**

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: \_\_\_\_\_  
*[Handwritten Signature]*

Capacity: *Grantor Agent*

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

Capacity: Grantee

**SELLER (GRANTOR) INFORMATION**

**BUYER (GRANTEE) INFORMATION**

Print Name: Robert Bender  
Address: 1059 Silver Star Street  
Henderson, NV 89002

Print Name: John E Collins and Mary F Collins  
Address: 316 Cedar St  
Pioche, NV 89043

**COMPANY/PERSON REQUESTING RECORDING**

Mortgage Connect LP  
2850 S Red Hill # 220  
Santa Ana CA 92705

Escrow No. 22-08-140453WH