

A.P.N.: 013-170-09 and 013-170-14
File No: 119-2659513 (SC)
R.P.T.T.: \$1,131.00

LINCOLN COUNTY, NV **2022-163539**
\$1,168.00
RPTT:\$1131.00 Rec:\$37.00 12/14/2022 02:23 PM
FIRST AMERICAN TITLE INSURANCE COMPANY-3 AK
OFFICIAL RECORD
AMY ELMER, RECORDER

When Recorded Mail To: Mail Tax Statements To:
Jeremy Gipson and Gina Gipson
PO Box 636
Pioche, NV 89043

GRANT, BARGAIN and SALE DEED

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

Sondra J. Taylor, a widow having acquired title as Sondra J. Taylor

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

Jeremy Gipson and Gina Gipson, husband and wife as joint tenants

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

PARCEL 1:

**THE SOUTHEAST QUARTER (SE 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF THE
NORTHEAST QUARTER (NE 1/4) OF SECTION 14, TOWNSHIP 3 SOUTH, RANGE 67
EAST, M.D.B. & M.**

**EXCEPTING THEREFROM THE WESTERLY 25 FEET FOR ROAD AND PUBLIC UTILITIES
PURPOSES.**

PARCEL 2:

**THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF THE
NORTHEAST QUARTER (NE 1/4) OF SECTION 14, TOWNSHIP 3 SOUTH, RANGE 67
EAST, M.D.B. & M.**

**EXCEPTING THEREFROM THE WESTERLY 25 FEET FOR ROAD AND PUBLIC UTILITIES
PURPOSES.**

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.

COPY

Sondra J. Taylor

Sondra J. Taylor

STATE OF **NEVADA**)
: **ss.**
COUNTY OF **CLARK**)

This instrument was acknowledged before me on
12-12-22 by

Sondra J. Taylor.

[Signature]

Notary Public
(My commission expires: 8-26-24)

Roxana Fierro
ROXANA FIERRO
NOTARY PUBLIC
STATE OF NEVADA
My Commission Expires: 08-26-26
Certificate No: 06-104290-1
06-104290-1

This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated 12/09/2022 under Escrow No. 119-2659513

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
 a) 013-170-09 and 013-170-14
 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: \$290,000.00
 b) Deed in Lieu of Foreclosure Only (value of property) (\$ _____)
 c) Transfer Tax Value: \$290,000.00
 d) Real Property Transfer Tax Due \$1,131.00

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]*
 Signature: _____

Capacity: Agent
 Capacity: _____

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

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

Print Name: Sondra J. Taylor
 Address: 981 Crest View Drive
 City: Mesquite
 State: NV Zip: 89027

Print Name: Jeremy Gipson and Gina Gipson
 Address: PO Box 636
 City: Pioche
 State: NV Zip: 89043

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

Print Name: First American Title Insurance Company File Number: 119-2659513 SC/ SC
 Address 7674 W Lake Mead Blvd, Ste 108
 City: Las Vegas State: NV Zip: 89128

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