

LINCOLN COUNTY, NV

2023-163645

\$154.00

RPTT:\$117.00 Rec:\$37.00 01/09/2023 03:45 PM

FIRST AMERICAN TITLE INSURANCE COMPANY

OFFICIAL RECORD

AMY ELMER, RECORDER

A.P.N.: 001-123-09

File No: 119-2660265 (SC)

R.P.T.T.: \$117.00

When Recorded Mail To: Mail Tax Statements To:  
Neal Mallory  
PO BOX 508  
Pioche, NV 89043

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

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

Judith Richards, a widow

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

Neal Mallory, a single man

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

**A PORTION OF LAND SITUATE WITHIN SECTION 22, TOWNSHIP 1 NORTH, RANGE 67 EAST, LOTS 11 THROUGH 18, IN BLOCK 22, EXCEPTING THEREFROM THE WEST 7 FEET OF LOT 11, SITUATE IN THE TOWN OF PIOCHE, LINCOLN COUNTY, AS SHOWN BY MAP THEREOF ON FILE AS DOCUMENT NO. 158778, RECORDED ON JULY 27, 2020, IN THE OFFICE OF THE COUNTY RECORDER OF LINCOLN COUNTY, 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.

Judith Richards  
Judith Richards

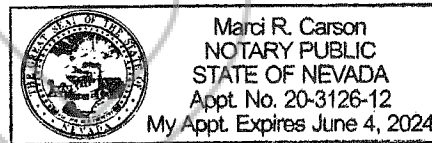
Judith Richards

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

This instrument was acknowledged before me on  
January 05, 2023 by

**Judith Richards.**

Marci R. Carson  
Notary Public  
(My commission expires: June 4, 2024)



Marci R. Carson

20-3126-12

This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated 01/04/2023 under Escrow No. 119-2660265

**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 001-123-09
- 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 \_\_\_\_\_

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

- 3. a) Total Value/Sales Price of Property: \$30,000.00
- b) Deed in Lieu of Foreclosure Only (value of property) ( \$ \_\_\_\_\_ )
- c) Transfer Tax Value: \$30,000.00
- d) Real Property Transfer Tax Due \$117.00

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: Agent  
Signature: \_\_\_\_\_ Capacity: \_\_\_\_\_

**SELLER (GRANTOR) INFORMATION  
(REQUIRED)**  
Print Name: Judith Richards  
Address: 6 Panavista Circle  
City: Yerington  
State: NV Zip: 89447

**BUYER (GRANTEE) INFORMATION  
(REQUIRED)**  
Print Name: Neal Mallory  
Address: PO BOX 508  
City: Pioche  
State: NV Zip: 89043

**COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)**  
First American Title Insurance  
Print Name: Company File Number: 119-2660265 SC/ md  
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)