

LINCOLN COUNTY, NV

**2023-163706**

\$310.00

RPTT:\$273.00 Rec:\$37.00 **02/06/2023 10:47 AM**

FIRST AMERICAN TITLE INSURANCE COMPANY #3 KC

OFFICIAL RECORD

AMY ELMER, RECORDER

A.P.N.: 003-181-07 and 003-181-24 (PTN)

File No: 107-2660917 (TV)

R.P.T.T.: \$273.00

When Recorded Mail To: Mail Tax Statements To:  
Susan Abbott  
P.O. Box 99  
Caliente, NV 89008

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

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

21st Mortgage Corporation

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

Susan Abbott, a single woman

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

**LOTS TWENTY-FIVE (25), TWENTY-SIX (26) AND TWENTY-SEVEN (27) IN BLOCK NINE (9) IN THE CITY OF CALIENTE, COUNTY OF LINCOLN, STATE OF NEVADA.**

**TOGETHER WITH THE PORTION OF PROPERTY DESCRIBED BELOW:**

**ADJUSTED AREA**

**PROPERTY TO BE ADDED TO LOT 25, BLOCK 9, CALIENTE, LINCOLN COUNTY, NEVADA.**

**BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 25 FROM WHICH THE SOUTHWEST CORNER OF SECTION 8, T. 4 S., R. 67 E., M.D.M.**

**THENCE N 6° 53' 27" W 5.42 FEET;**

**THENCE N 37° 34' 17" W 7.90 FEET;**

**THENCE N 58° 07' 59" E 21.78 FEET;**

**THENCE S 3° 57' 15" W 19.73 FEET;**

**THENCE S 6° 53' 27" E 2.04 FEET;**

**THENCE S 6° 53' 27" E 15.43 FEET;**

**THENCE S 6° 53' 27" E 9.57 FEET;**

**THENCE S 83° 06' 33" W 12.00 FEET;**

**THENCE N 6° 53' 27" W 25.00 FEET TO THE POINT OF BEGINNING.**

**PROPERTY TO BE ADDED TO LOT 26, BLOCK 9, CALIENTE, LINCOLN COUNTY, NEVADA.**

**BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 26 FROM WHICH THE  
SOUTHWEST CORNER OF SECTION 8 T. 4 S., R. 67 E., BEARS S 40° 39' 59" W 3084.34  
FEET;  
THENCE N 83° 06' 33" E 12.00 FEET;  
THENCE S 6° 53' 27" E 25.00 FEET;  
THENCE S 83° 06' 33" W 12.00 FEET;  
THENCE N 6° 53' 27" W 25.00 FEET TO THE POINT OF BEGINNING.**

**PROPERTY TO BE ADDED TO LOT 27, BLOCK 9, CALIENTE, LINCOLN COUNTY,  
NEVADA.**

**BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 27 FROM WHICH THE  
SOUTHWEST CORNER OF SECTION 8 T. 4 S., R. 67 E., BEARS S 41° 00' 40" W 3067.53  
FEET;  
THENCE N 83° 06' 33" E 12.00 FEET;  
THENCE S 6° 53' 27" E 25.00 FEET;  
THENCE S 83° 06' 33" W 12.00 FEET;  
THENCE N 6° 53' 27" W 25.00 FEET TO THE POINT OF BEGINNING.**

**NOTE: THE ABOVE METES AND BOUNDS DESCRIPTION APPEARED PREVIOUSLY IN  
THAT CERTAIN DOCUMENT RECORDED SEPTEMBER 19, 2022 AS INSTRUMENT NO.  
2022-163031 OF OFFICIAL RECORDS.**

**ALSO KNOWN AS LOTS 25, 26 AND 27 AS PER RECORD OF SURVEY BOUNDARY LINE  
ADJUSTMENT MAP, RECORDED APRIL 20, 2018 AS INSTRUMENT NO. 2018-154123  
OF OFFICIAL RECORDS.**

*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.



**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)  
 a) 003-181-07  
 b) 003-181-24 (PTN)  
 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: \$70,000.00  
 b) Deed in Lieu of Foreclosure Only (value of property) ( \$ \_\_\_\_\_ )  
 c) Transfer Tax Value: \$70,000.00  
 d) Real Property Transfer Tax Due \$273.00

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: Bart Miz

Capacity: grantor

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

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

Print Name: 21st Mortgage Corporation  
 Address: 620 Market Street One Center Square  
 City: Knoxville  
 State: TN    Zip: 37902

Print Name: Susan Abbott  
 Address: P. O. Box 99  
 City: Caliente  
 State: NV    Zip: 89008

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

Print Name: First American Title Insurance Company  
 Address: 9139 Russell Road, Ste 100  
 City: Las Vegas

File Number: 107-2660917 TV/ TV  
 State: NV    Zip: 89148

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