

LINCOLN COUNTY, NV

2023-164209

\$37.00

RPTT:\$0.00 Rec:\$37.00

04/10/2023 11:13 AM

TITLE DEEDS & NEEDS, LLC

Pgs=5 AK

OFFICIAL RECORD

AMY ELMER, RECORDER

E03

**RECORDING COVER PAGE**

(Must be typed or printed clearly in BLACK ink only  
and avoid printing in the 1" margins of document)

**APN# 005-231-30**

(11 digit Assessor's Parcel Number may be obtained at:  
<http://redrock.co.clark.nv.us/assrealprop/ownr.aspx>)

**TITLE OF DOCUMENT**

(DO NOT Abbreviate)

**Grant, Bargain, Sale Deed**

**Re-recording Document No. 2023-163928**

**to correct legal description.**

Document Title on cover page must appear EXACTLY as the first page of the document  
to be recorded.

**RECORDING REQUESTED BY:**

**TITLE DEEDS & NEEDS**

**RETURN TO: Name** LISA M. MCCORMICK, LEXIE L HUERTA, & JUSTIN R. MOORE

**Address** P.O. BOX 306

**City/State/Zip** MOAPA, NV 89025

**MAIL TAX STATEMENT TO: (Applicable to documents transferring real property)**

**Name** SAME AS ABOVE

**Address**

**City/State/Zip**

This page provides additional information required by NRS 111.312 Sections 1-2.

To print this document properly, do not use page scaling.

P:\Common\Forms & Notices\Cover Page Template Oct2017

LINCOLN COUNTY, NV  
\$37.00  
RPTT:\$0.00 Rec:\$37.00  
TITLE DEEDS & NEEDS, LLC  
OFFICIAL RECORD  
AMY ELMER, RECORDER

**2023-163928**  
03/14/2023 12:13 PM  
Pgs=3 AK  
E05

APN NO: 005-231-30

RECORDING REQUESTED BY:  
Title Deeds & Needs, LLC

WHEN RECORDED MAIL TO AND  
MAIL TAX STATEMENTS TO:  
LISA M. MCCORMICK, LEXIE L.  
HUERTA, & JUSTIN R. MOORE  
P.O. BOX 306  
MOAPA, NV 89025

Affix RPTT: \$ Exempt. 5  
File No. 23-210

**GRANT, BARGAIN, SALE DEED**

THIS INDENTURE WITNESSETH THAT: Lisa L. McCormick

For valuable consideration, the receipt of which is hereby acknowledged, do hereby Grant, Bargain, Sell and convey to Lisa L. McCormick, an unmarried woman as her sole and separate property and Lexie L. Huerta and Justin R. Moore, wife and husband, all as joint tenants

all that real property situated in the County of LINCOLN, State of Nevada, described as follows:

**FOR LEGAL DESCRIPTION OF REAL PROPERTY, SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.**

Commonly known as: 21428 Pinion Pine Road, Pioche, Nevada.

TOGETHER WITH all and singular the tenements, hereditaments, and appurtenances thereunto belonging to in anywise appertaining.

**SUBJECT TO:**

1. General and special taxes for the current fiscal year.
2. Covenants, conditions, restrictions, rights of way, easements, and reservations of record.
3. Deed(s) of Trust of Record, if any.

**GRANTOR'S SIGNATURE AND NOTARY ACKNOWLEDGEMENT ATTACHED AS PAGE 2 HEREOF.**

WITNESSED this 14<sup>th</sup> day of MARCH 2023.

*Lisa McCormick*

LISA L. MCCORMICK

**NOTARY ACKNOWLEDGMENT**

ATTACHED TO:  
Grant, Bargain, Sale Deed

STATE OF NEVADA ) SS

COUNTY OF LINCOLN )

On 03-14-2023, before me, ASHLEY REMINGTON a  
Notary Public in and for said State, personally appeared:

LISA L. MCCORMICK

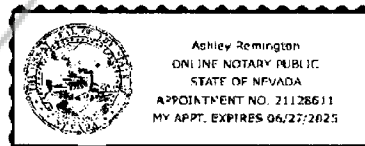
Who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State that the foregoing paragraph is true and correct.

WITNESS my hand and official seal:

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

Signature of Officer



Notarized using audio-visual communication.

**EXHIBIT "A"**

**A PARCEL OF LAND KNOWN AS THE EAST HALF (E ½) OF THE NORTHEAST QUARTER (NE ¼) OF THE SOUTHEAST QUARTER (SE ¼) OF THE SOUTHEAST QUARTER (SE ¼) SECTION 34, TOWNSHIP 5 NORTH, RANGE 67 EAST, MOUNT DIABLO BASE AND MERIDIAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:**

**BEGINNING AT THE SOUTHEAST CORNER OF SAID PARCEL FROM WHICH THE SOUTHEAST CORNER OF SECTION 34 BEARS S 0° 02' E A DISTANCE OF 660.0 FEET MORE OR LESS; THENCE NORTH 89° 41'07" WEST A DISTANCE OF 330.0 FEET MORE OR LESS, TO THE SOUTHWEST CORNER; THENCE N 0° 02' W A DISTANCE OF 657.52 FEET MORE OR LESS TO THE NORTHWEST CORNER; THENCE NORTH 89° 41'07" EAST A DISTANCE OF 330.0 FEET MORE OR LESS, TO THE NORTHEAST CORNER; THENCE SOUTH 0° 02' EAST A DISTANCE OF 660.0 FEET MORE OR LESS, TO THE SOUTHEAST CORNER WHICH IS THE POINT OF BEGINNING.**

**EXHIBIT "A"**

**A PARCEL OF LAND KNOWN AS THE EAST HALF (E ½) OF THE NORTHEAST QUARTER (NE ¼) OF THE SOUTHEAST QUARTER (SE ¼) OF THE SOUTHEAST QUARTER (SE ¼) SECTION 34, TOWNSHIP 5 NORTH, RANGE 67 EAST, MOUNT DIABLO BASE AND MERIDIAN, BEIGN MORE PARTICULARLY DESCRIBED AS FOLLOWS:**

**BEGINNING AT THE SOUTHEAST CORNER OF SAID PARCEL FROM WHICH THE SOUTHEAST CORNER OF SECTION 34 BEARS S 0° 02' E A DISTANCE OF 660.0 FEET MORE OR LESS; THENCE NORTH 89° 53' WEST A DISTANCE OF 330.0 FEET MORE OR LESS, TO THE SOUTHWEST CORNER; THENCE N 0° 02' W A DISTANCE OF 657.52 FEET MORE OR LESS TO THE NORTHWEST CORNER; THENCE NORTH 89° 41'07" EAST A DISTANCE OF 330.0 FEET MORE OR LESS, TO THE NORTHEAST CORNER; THENCE SOUTH 0° 02' EAST A DISTANCE OF 660.0 FEET MORE OR LESS, TO THE SOUTHEAST CORNER WHICH IS THE POINT OF BEGINNING.**

**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)

- a) 005-231-30
- 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 \_\_\_\_\_

**FOR RECORDER'S OPTIONAL USE ONLY**

- 3. a) Total Value/Sales Price of Property \$ 0.00
- b) Deed in Lieu of Foreclosure Only (value of property) ( )
- c) Transfer Tax Value: \$ 0.00
- d) Real Property Transfer Tax Due \$ 0.00

4. If Exemption Claimed:

- a. Transfer Tax Exemption per NRS 375.090, Section 3
- b. Explain Reason for Exemption: **Recognizing true status: Re-recording document no. 2023-163928 to correct legal description.**
- c.

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: Lisa L. McCormick  
Address: P.O. Box 306  
City: Moapa  
State: NV Zip: 89025

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

Print Name: Lisa L. McCormick, Lexie L. Huerta, & Justin R. Moore  
Address: P.O. Box 306  
City: Moapa  
State: NV Zip: 89025

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

Print Name: Title Deeds & Needs, LLC  
Address: 8565 S. Eastern Avenue, Suite 150  
City, State & Zip: Las Vegas, NV 89123

File No. 23-210

**AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED**