

LINCOLN COUNTY, NV **2023-164689**  
RPTT:\$195.00 Rec:\$37.00  
Total:\$232.00 **05/30/2023 04:21 PM**  
COW COUNTY TITLE Pgs=3 AK

<b>A.P.N. No.:</b>	012-180-12
<b>R.P.T.T.</b>	\$195.00
<b>Escrow No.:</b>	86187
<b>Recording Requested By:</b>	
Cow County Title Co.	
<b>Mail Tax Statements To:</b>	<i>Same as below</i>
<b>When Recorded Mail To:</b>	
JOHN ANDERSON AND KAMILLE ANDERSON	
P O Box 797	
Panaca, NV 89042	



OFFICIAL RECORD  
AMY ELMER, RECORDER

## GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That **JUAN ESCOBEDO and EDNA ESCOBEDO, husband and wife** for valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to **JOHN ANDERSON and KAMILLE ANDERSON**, husband and wife as joint tenants, all that real property situated in the County of Lincoln, State of Nevada, bounded and described as follows:

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

That portion of the Southeast Quarter (SE1/4) of the Northeast Quarter (NE1/4) in Section 7, Township 2 South, Range 68 East, M.D.B. & M., more particularly described as follows:

Parcel 2 of that certain Parcel Map recorded October 5, 1987 in the Office of the County Recorder of Lincoln County, Nevada in Book A of Plats, page 277 as File No. 87803, Lincoln County, Nevada records.

ASSESSOR'S PARCEL NUMBER FOR 2022 - 2023: 012-180-12

**SUBJECT TO:**

1. Taxes for the fiscal year;
2. Reservations, restrictions, conditions, rights, rights of way and easements, if any of record on said premises.
3. A new Deed of Trust to record concurrent

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and any reversions, remainders, rents, issues or profits thereof.

Dated: May 23, 2023

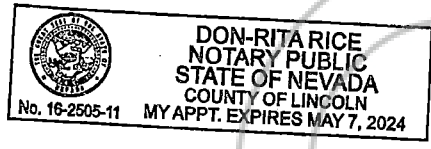
Juan M. Escobedo  
JUAN ESCOBEDO

Edna S. Escobedo  
EDNA ESCOBEDO

State of Nevada )  
County of Lincoln ) ss.

This instrument was acknowledged before me on the 23<sup>rd</sup> day of May 2023 By:  
JUAN ESCOBEDO and EDNA ESCOBEDO

Signature: Don Rita Rice  
Notary Public  
Expiration Date: 5/7/2024



**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)  
 a) 012-180-12  
 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 RECORDER'S OPTIONAL USE ONLY	
Book: _____	Page: _____
Date of Recording: _____	
Notes: _____	

3. Total Value/Sale Price of Property \$50,000.00  
 Deed in Lieu of Foreclosure Only (value of Property) ( \_\_\_\_\_ )  
 Transfer Tax Value: \$50,000.00  
 Real Property Transfer Tax Due: \$195.00

4. If Exemption Claimed:  
 a. Transfer Tax Exemption per NRS 375.090, Section \_\_\_\_\_  
 b. Explain Reason for Exemption: \_\_\_\_\_

5. Partial Interest Percentage being transferred: 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 Juan M. Escobedo Capacity Grantor  
 JUAN ESCOBEDO

Signature \_\_\_\_\_ Capacity Grantee  
 JOHN ANDERSON

**SELLER (GRANTOR) INFORMATION**  
**(REQUIRED)**  
 Print Name: JUAN ESCOBEDO and EDNA ESCOBEDO  
 Address: P.O Box 245  
 City: Panaca  
 State: NV Zip: 89042

**BUYER (GRANTEE) INFORMATION**  
**(REQUIRED)**  
 Print Name: JOHN ANDERSON and KAMILLE ANDERSON  
 Address: P O Box 797  
 City: Panaca  
 State: NV Zip: 89042

**COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)**  
 Print Name: Cow County Title Co. Escrow #: 86187  
 Address: P.O. Box 518, 328 Main Street  
 City: Pioche State: NV Zip: 89043