



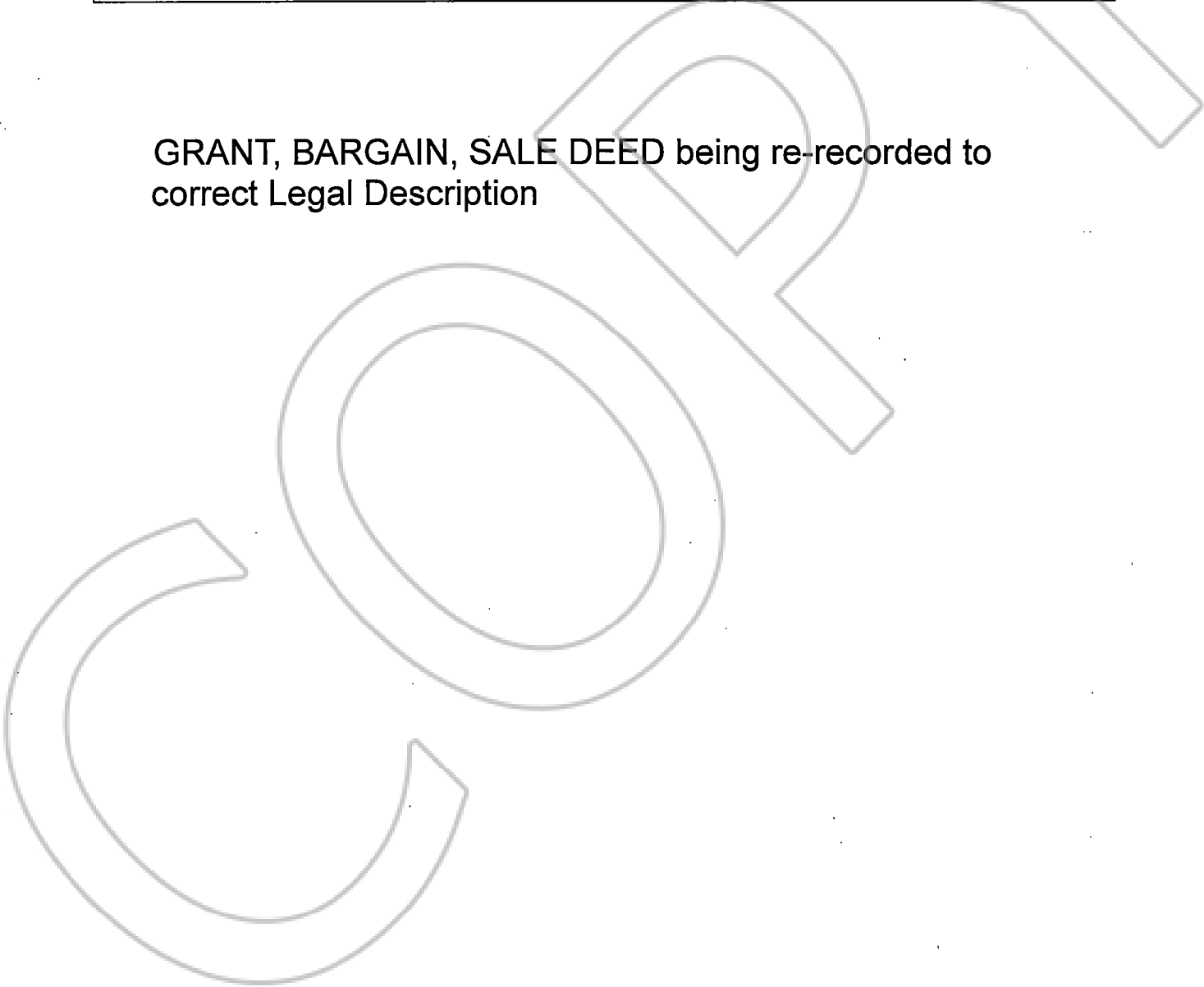
OFFICIAL RECORD
AMY ELMER, RECORDER

E03

A.P.N. No.:	012-180-12
Escrow No.:	86187
Recording Requested By:	
Cow County Title Co.	
When Recorded Mail To:	
JOHN ANDERSON AND KAMILLE ANDERSON	
P O BOX 797	
PANACA, NV 89042	

(for recorders use only)

GRANT, BARGAIN, SALE DEED being re-recorded to
correct Legal Description



A.P.N. No.:	012-180-12
R.P.T.T.	\$195.00
Escrow No.:	86187
Recording Requested By:	
Cow County Title Co.	
Mail Tax Statements To:	<i>Same as below</i>
When Recorded Mail To:	
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 ^{1 or} 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

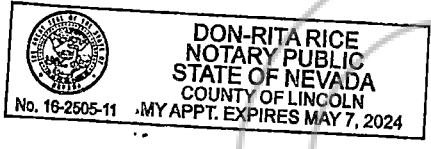
Juan M. Escobedo
JUAN ESCOBEDO

Edna B. Escobedo
EDNA ESCOBEDO

State of Nevada)
County of Lincoln) ss.

This instrument was acknowledged before me on the 23rd 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

Deed in Lieu of Foreclosure Only (value of Property) (_____)
Transfer Tax Value: _____
Real Property Transfer Tax Due: _____

4. If Exemption Claimed:

- a. Transfer Tax Exemption per NRS 375.090, Section # 3
- b. Explain Reason for Exemption: Re-recording to correct Legal Description, RPTT's paid on Doc # 2023-164689, recognizing true status of ownership of the real property

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: *Don-Rita Rice* Capacity: Escrow Agent
Don-Rita Rice

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