

LINCOLN COUNTY, NV

**2023-165934**

\$856.00

RPTT:\$819.00 Rec:\$37.00 **09/07/2023 12:41 PM**

FIRST AMERICAN TITLE INSURANCE COMPANY BY 4 AE

**OFFICIAL RECORD**

**AMY ELMER, RECORDER**

A.P.N.: 003-134-07 and 003-134-08 and 003-131-08 and 003-131-09  
File No: 107-2665501 (TV)  
R.P.T.T.: \$819.00

When Recorded Mail To: Mail Tax Statements To:  
Leslie Phillips and Gary B Phillips  
PO Box 726  
Caliente, NV 89008

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

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

Rosalba Prince Living Trust, dated October 28, 2020, dated October 28, 2020, Albaro Ivan Ortiz, surviving trustee

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

Leslie Phillips and Gary B Phillips, wife and husband as joint tenants

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

**PARCEL 1:**

**LOT 14 IN BLOCK A OF THE JAMES H. GOTTFREDSON ADDITION TO THE CITY OF CALIENTE, AS SHOWN ON THE MAP THEREOF RECORDED AUGUST 09, 1963 AS FILE NO. 40599, FILED IN THE OFFICE OF THE COUNTY RECORDER OF LINCOLN COUNTY, NEVADA.**

**APN: 003-131-08**

**PARCEL 2:**

**LOT 13 IN BLOCK A OF THE JAMES H. GOTTFREDSON ADDITION TO THE CITY OF CALIENTE, AS SHOWN ON THE MAP THEREOF RECORDED AUGUST 09, 1963 AS FILE NO. 40599, FILED IN THE OFFICE OF THE COUNTY RECORDER OF LINCOLN COUNTY, NEVADA.**

**APN: 003-131-09**

**PARCEL 3:**

**A PARCEL OF LAND BEING PARCEL 2 OF THAT PARCEL MAP ON FILE IN THE LINCOLN COUNTY RECORDER'S OFFICE RECORDED NOVEMBER 05, 2004 FILED IN PLAT BOOK**

**C, PAGE 83 AS FILE NO. 123340 AND AS AMENDED BY THAT CERTAIN CERTIFICATE OF AMENDMENT RECORDED APRIL 18, 2005 IN BOOK C, PAGE 114 AS DOCUMENT NO. 124336, SITUATE IN SECTION 7, TOWNSHIP 4 SOUTH, RANGE 67 EAST, M.D.M., LINCOLN COUNTY, NEVADA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:**

**BEGINNING AT THE NORTHEAST CORNER OF LOT 13 OF THE JAMES H. GOTTFREDSON ADDITION TO THE CITY OF CALIENTE AS RECORDED IN THE LINCOLN COUNTY RECORDER'S OFFICE IN PLAT BOOK A, AT PAGE 72 OF LINCOLN COUNTY, NEVADA RECORDS;**

**THENCE SOUTH 44°29'00" WEST, ALONG SAID NORTHERLY LINE OF SAID JAMES H. GOTTFREDSON ADDITION TO THE CITY OF CALIENTE A DISTANCE OF 75.00 FEET; THENCE NORTH 45°31'00" WEST DEPARTING SAID NORTHERLY LINE 53.39 FEET; THENCE NORTH 36°21'19" EAST, A DISTANCE OF 75.76 FEET; THENCE SOUTH 45°14'40" EAST, A DISTANCE OF 64.10 FEET TO THE SAID NORTHERLY LINE OF JAMES H. GOTTFREDSON ADDITION TO THE CITY OF CALIENTE TO THE POINT OF BEGINNING.**

**EXCEPTING THEREFROM THE SOUTHERLY 20 FEET FOR UTILITY MAINTENANCE EASEMENT PER PARCEL MAP RECORDED IN THE LINCOLN COUNTY NEVADA RECORDER'S OFFICE IN PLAT BOOK C, AT PAGE 82.**

**APN: 003-134-07**

**PARCEL 4:**

**A PARCEL OF LAND BEING PARCEL 1 OF THAT PARCEL MAP ON FILE IN THE LINCOLN COUNTY RECORDER'S OFFICE RECORDED NOVEMBER 05, 2004 FILED IN PLAT BOOK C, PAGE 83 AS FILE NO. 123340 AND AS AMENDED BY THAT CERTAIN CERTIFICATE OF AMENDMENT RECORDED APRIL 18, 2005 IN BOOK C, PAGE 114 AS DOCUMENT NO. 124336, SITUATE IN SECTION 7, TOWNSHIP 4 SOUTH, RANGE 67 EAST, M.D.M., LINCOLN COUNTY, NEVADA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:**

**BEGINNING AT THE NORTHWEST CORNER OF LOT 14 OF THE JAMES H. GOTTFREDSON ADDITION TO THE CITY OF CALIENTE AS RECORDED IN THE LINCOLN COUNTY RECORDER'S OFFICE IN PLAT BOOK A, AT PAGE 72 OF LINCOLN COUNTY, NEVADA RECORDS;**

**THENCE SOUTH 44°29'00" WEST, ALONG SAID NORTHERLY LINE OF SAID JAMES H. GOTTFREDSON ADDITION TO THE CITY OF CALIENTE A DISTANCE OF 63.57 FEET; THENCE NORTH 00°05'50" WEST DEPARTING SAID NORTHERLY LINE 45.45 FEET; THENCE NORTH 34°10'16" EAST, A DISTANCE OF 31.71 FEET; THENCE NORTH 32°35'00" EAST, A DISTANCE OF 76.65 FEET; THENCE SOUTH 45°31'00" EAST, A DISTANCE OF 53.39 FEET; TO THE SAID NORTHERLY LINE OF JAMES H. GOTTFREDSON ADDITION TO THE CITY OF CALIENTE; THENCE SOUTH 44°29'00" WEST ALONG SAID NORTHERLY LINE A DISTANCE OF 75 FEET TO THE POINT OF BEGINNING.**

**EXCEPTING THEREFROM THE SOUTHERLY 20 FEET FOR UTILITY MAINTENANCE EASEMENT PER PARCEL MAP RECORDED IN THE LINCOLN COUNTY NEVADA RECORDER'S OFFICE IN PLAT BOOK C, AT PAGE 82.**

**APN: 003-134-08**

*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.

COPY

Rosalba Prince Living Trust, dated October 28,  
2020

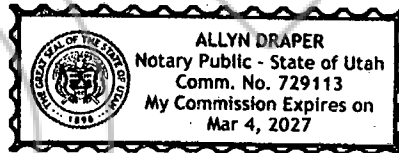
Alvaro Ivan Ortiz  
Alvaro Ivan Ortiz, Trustee

Trustee

STATE OF Utah )  
COUNTY OF Weber ) : ss.

This instrument was acknowledged before me on 19 July 2023 by  
Alvaro Ivan Ortiz.

Allyn Draper  
Notary Public  
(My commission expires: 03-04-2027)



This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed under Escrow.  
No. 107-2665501.

**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 003-134-07
- b) 003-134-08
- c) 003-131-08
- d) 003-131-09

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:

\$ 210,000.00

b) Deed in Lieu of Foreclosure Only (value of property) ( \$ \_\_\_\_\_ )

c) Transfer Tax Value: \$210,000.00

d) Real Property Transfer Tax Due \$819.00

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: X Albin Jim Ortiz

Capacity: Grantor

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

Capacity: \_\_\_\_\_

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

Rosalba Prince Living Trust, dated  
October 28, 2020, dated October  
28, 2020, Albaro Ivan Ortiz,

Print Name: surviving trustee

Address: 985 Canyon Rd

City: Ugden

State: NV Zip: 89404

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

Print Name: Leslie Phillips and Gary B Phillips

Address: PO Box 726

City: Caliente

State: NV Zip: 89008

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

First American Title Insurance

Print Name: Company File Number: 107-2665501 TV/ TV

Address: 9139 Russell Road, Ste 100

City: Las Vegas State: NV Zip: 89148

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