

A.P.N. No.:	001-051-05 and 001-051-06
R.P.T.T.	\$370.50
Escrow No.:	86201
Recording Requested By:	
Cow County Title Co.	
Mail Tax Statements To:	<i>Same as below</i>
When Recorded Mail To:	
GEORGE S. CANEPA and KARLENE L. CANEPA	
6700 Buckskin Avenue	
Las Vegas, NV 89108	



OFFICIAL RECORD
AMY ELMER, RECORDER

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That **MARY ALICE OBERMILLER NUGENT, a widow, as to Parcel 1 and MARY ALICE OBERMILLER NUGENT, Executrix of the Estate of LOIS W. OBERMILLER as to Parcel 1 and Parcel 2** for valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to **GEORGE S. CANEPA and KARLENE L. CANEPA, 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:

Parcel 1

Lot 1 in Block 38 of the TOWN OF PIOCHE, Nevada, as shown on Supplement "A" to the Official Map of said Town of Pioche, recorded September 10, 1936 in Book A-1 of Plats, page 61, Lincoln County, Nevada records.

ASSESSOR'S PARCEL NUMBER FOR 2022 - 2023: 001-051-06

Parcel 2

Lots Two(2), Three (3), and Four (4) in Block Thirty-Eight (38) excepting therefrom the rear or Northerly Eighteen Feet of Lot Four (4) in Block 38, being a strip of land Eighteen Feet by Sixty Feet of the back part of said Lot of the TOWN OF PIOCHE, Nevada, as shown on Supplement "A" to the Official Map of said Town of Pioche, recorded September 10, 1936 in Book A-1 of Plats, page 61, Lincoln County, Nevada records.

ASSESSOR'S PARCEL NUMBER FOR 2022 - 2023: 001-051-05

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.

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: July 20, 2023

Mary Alice Obermiller Nugent
MARY ALICE OBERMILLER NUGENT

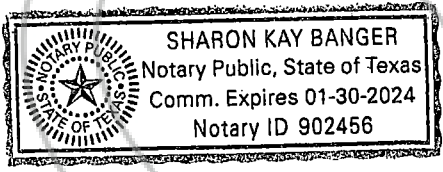
THE ESTATE OF LOIS W. OBERMILLER, as to
Parcel 1 and Parcel 2

BY: Mary Alice Obermiller Nugent
MARY ALICE OBERMILLER NUGENT,
Executrix

State of TEXAS)
County of Aransas) ss.

This instrument was acknowledged before me on the 27 day of October, 2023 By:
MARY ALICE OBERMILLER NUGENT, individual and MARY ALICE OBERMILLER NUGENT, Executrix

Signature: Sharon Kay Banger
Notary Public
Expiration Date: 01-30-2024



**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a) 001-051-05
 b) 001-051-06
 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 \$95,000.00
 Deed in Lieu of Foreclosure Only (value of Property) (_____)
 Transfer Tax Value: \$95,000.00
 Real Property Transfer Tax Due: \$370.50

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 Mary Alice Obermiller Nugent Capacity Grantor
 MARY ALICE OBERMILLER NUGENT

Signature _____ Capacity Grantee
 GEORGE S. CANEPA

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

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

Print Name: MARY ALICE OBERMILLER NUGENT and MARY ALICE OBERMILLER NUGENT, Executrix of the Estate of LOIS W. OBERMILLER as to Parcel 1 and Parcel 2
 Address: 108 Bay Ct.
 City: Rockport
 State: TX Zip: 78382

Print Name: GEORGE S. CANEPA and KARLENE L. CANEPA
 Address: 6700 Buckskin Avenue
 City: N Las Vegas
 State: NV Zip: 89108

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

Print Name: Cow County Title Co. Escrow #: 86201
 Address: P.O. Box 518, 328 Main Street
 City: Pioche State: NV Zip: 89043