

A.P.N.: 001-033-09
File No: 13896-2669830 (TV)
R.P.T.T.: \$1,209.00

LINCOLN COUNTY, NV **2023-166335**
\$1,246.00
RPTT:\$1209.00 Rec:\$37.00 12/07/2023 12:11 PM
FIRST AMERICAN TITLE INSURANCE COMPANY BY 3 AK
OFFICIAL RECORD
AMY ELMER, RECORDER

When Recorded Mail To: Mail Tax Statements To:
Chad R. Grape
354 Fourth Street
Pioche, NV 89043

GRANT, BARGAIN and SALE DEED

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

Vicente C. Young and Ashley L. Remington Young (who acquired title as Ashley L Remington), husband and wife as joint tenants

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

Chad R. Grape, a single man

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

THAT PORTION OF SECTION 22, TOWNSHIP 1N, RANGE 67E, MOUNT DIABLO BASE AND MERIDIAN, DESCRIBED AS FOLLOWS:

LOTS 17, 18, 19, 20, 21, 22, 23 AND 24 IN BLOCK 40 IN THE TOWN OF PIOCHE, LINCOLN COUNTY, NEVADA.

TOGETHER WITH ANY INTEREST IT MAY HAVE IN AND TO ALL THOSE CERTAIN LOTS, PIECES AND PARCELS OF LAND SITUATE IN THE NW 1/4 NE 1/4 OF SECTION 22, T1N., R67E., MDB&M., ALSO KNOWN AS 4TH NORTH STREET, BEING A PORTION OF LOTS 17 AND 18 IN BLOCK 40, PIOCHE TOWNSITE AND BOUNDED AND PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT WHICH IS THE SW CORNER OF LOT 17 BLOCK 40, AND THE NW CORNER OF LOT 18 BLOCK 40, FROM WHICH THE NE CORNER OF SAID SECTION 22 BEARS N 87°58'57" E A DISTANCE OF 2,031.49 FEET MORE OR LESS; THENCE S 89°41'08" E A DISTANCE OF 35.13 FEET MORE OR LESS; THENCE S 56°50'41" E A DISTANCE OF 49.94 FEET MORE OR LESS; THENCE ALONG A CURVE IN THE EXISTING PAVEMENT WHOSE CHORD FOLLOWS THE GENERAL COURSE AS FOLLOWS, N 77°31'52" W A DISTANCE OF 29.87 FEET MORE OR LESS; THENCE N 81°31'50" W A DISTANCE OF 20.23 FEET MORE OR LESS TO A POINT IN THE INTERSECTION OF THE LINE SEPARATING LOTS 17 & 18; THENCE N 86°49'24" W A DISTANCE OF 12.67 FEET MORE OR LESS; THENCE S 87°15'40" W A DISTANCE OF 15.03 FEET MORE OR LESS; THENCE S 78°29'21" W A DISTANCE OF 14.05 FEET MORE OR LESS TO THE SW

CORNER OF LOT 16, BLOCK 40; THENCE N 33°09'19" E A DISTANCE OF 25.00 FEET MORE OR LESS, TO THE POINT OF BEGINNING.

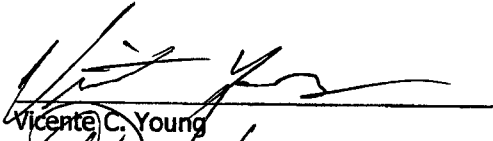
EXCEPTING THEREFROM THAT PORTION OF LOT 17 CONVEYED TO LINCOLN COUNTY, NEVADA BY DEDICATION BY QUITCLAIM DEED DATED NOVEMBER 20, 1984 AND RECORDED ON NOVEMBER 20, 1984 IN BOOK 63 OF OFFICIAL RECORDS AT PAGE 139, LINCOLN COUNTY, NEVADA RECORDS.

NOTE: THE ABOVE METES AND BOUND DESCRIPTION APPEARED PREVIOUSLY IN THAT CERTAIN DOCUMENT RECORDED APRIL 07, 2021 IN BOOK N/A AS INSTRUMENT NO. 2021-159850.

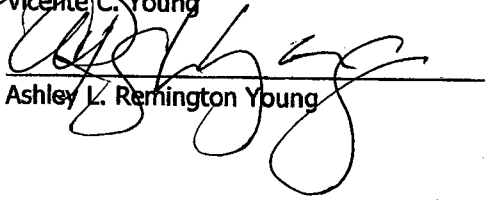
TOGETHER with all tenements, hereditaments and appurtenances, including easements and water rights, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof.

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.


Vicente C. Young

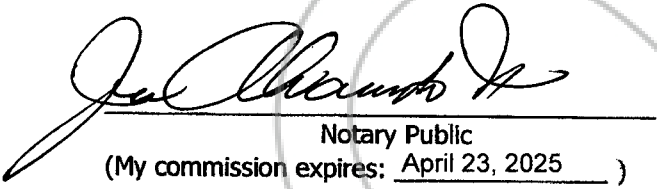
Vicente C. Young



Ashley L. Remington Young

Ashley L. Remington-Young

STATE OF UTAH)
) : **ss.**
COUNTY OF IRON)

This instrument was acknowledged before me on November 27, 2023 by **Vicente C. Young and Ashley L. Remington Young.**


Notary Public
(My commission expires: April 23, 2025)

 **JESS ALVARADO JR**
Notary Public - State of Utah
Commission Number: 717869
My Commission Expires on
Apr. 23, 2025

717869

This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed under Escrow No. 13896-2669830.

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 001-033-09
- 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 RECORDERS OPTIONAL USE	
Book _____	Page: _____
Date of Recording: _____	
Notes: _____	

- 3. a) Total Value/Sales Price of Property: \$310,000.00
- b) Deed in Lieu of Foreclosure Only (value of property) (\$ _____)
- c) Transfer Tax Value: \$310,000.00
- d) Real Property Transfer Tax Due \$1,209.00

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: [Signature]
Signature: _____

Capacity: Grantor
Capacity: _____

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

Vicente C. Young and Ashley L.
Print Name: Remington Young
Address: 3529 W Servy St.
City: Medan City
State: NV Zip: 89120

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

Print Name: Chad R. Grape
Address: 354 Fourth Street
City: Pioche
State: NV Zip: 89043

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

First American Title Insurance
Print Name: Company File Number: 13896-2669830 TV/ TV
Address 10000 W Charleston Blvd, Suite 180
City: Las Vegas State: NV Zip: 89135

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