

**APN NO.:** 001-091-30

**RECORDING REQUESTED BY:**

Equity Title of Nevada

**WHEN RECORDED MAIL TO:**

Gerald F. Viall, Jr and Melissa Viall

PO BOX 92

Pioche, NV 89043

**MAIL TAX STATEMENTS TO:**

SAME AS ABOVE

**Affix RPTT: \$ 1,501.50**

**ESCROW NO.: 23-KAC-32390**

LINCOLN COUNTY, NV	<b>2023-166370</b>
\$1,538.50	
RPTT:\$1501.50 Rec:\$37.00	<b>12/27/2023 03:42 PM</b>
EQUITY TITLE OF NEVADA	Pgs=3 GRAFK
<b>OFFICIAL RECORD</b>	
<b>AMY ELMER, RECORDER</b>	

**GRANT, BARGAIN, SALE DEED**

THIS INDENTURE WITNESSETH THAT:

**Judith Richards, a widow, and Darby Porter, a married woman, as joint tenants**

for a valuable consideration, the receipt of which is hereby acknowledged, do hereby Grant, Bargain Sell and convey to

**Gerald F. Viall, Jr and Melissa Viall, husband and wife as joint tenants**

all that real property situated in the County of Clark, State of Nevada, described as follows:

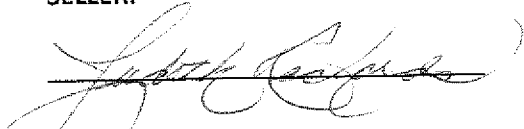
**SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.**

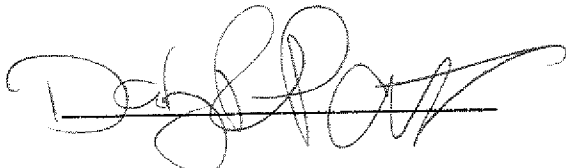
TOGETHER WITH all and singular the tenements, hereditaments and appurtenances thereunto belonging to in anywise appertaining.

SUBJECT TO:

1. General and special taxes for the current fiscal year.
2. Covenants, conditions, restrictions, rights of way, easements and reservations of record.

SELLER:

  
Judith Richards

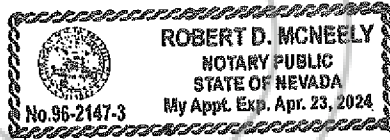
  
Darby Porter

STATE OF NEVADA  
COUNTY OF CLARK LYON  
*Both*

This instrument was acknowledged before me on this 10 day of DECEMBER  
2023, by Judith Richards and Darby Porter.

  
Signature of notarial officer

My Commission Expires: 4/23/2024



**EXHIBIT A**

The Land referred to herein below is situated in the County of Lincoln, State of Nevada, and is described as follows:

A PORTION OF LAND SITUATE WITHIN SECTION 22, TOWNSHIP 1 NORTH, RANGE 67 EAST, MOUNT DIABLO MERIDIAN, TOWN OF PIOCHE, COUNTY OF LINCOLN, NEVADA, USA, MORE PARTICULARLY DESCRIBED AS FOLLOWS;

ALL OF PARCEL 3 AS SHOWN ON THAT CERTAIN MERGER AND REPARCEL MAP FOR KEITH AND MARYANNA STEVER REVOCABLE TRUST DATED JUNE 1, 2000, FILED IN THE LINCOLN COUNTY NEVADA RECORDER'S OFFICE AS DOCUMENT NO. 129028, ALSO KNOWN AS BOOK C, PAGE 338 OF MAPS.

ALSO INCLUDING THEREWITH THE FOLLOWING ADJUSTED LANDS:

BEGINNING AT THE CORNER COMMON WITH THE SOUTHEAST PARCEL 3, AND NORTHEAST CORNER PARCEL 2, OF THE AFOREMENTIONED MERGER AND REPARCEL MAP; THENCE N 66° 20' 52" W, 18.29 FEET TO AN ARTISAN 1.5" DIAMETER ALUMINUM MONUMENT STAMPED ARTISAN PLS 9677; THENCE N 83° 45' 36" W, 72.54 FEET TO AN ARTISAN MONUMENT; THENCE N 89° 10' 24" W, 38.20 FEET TO THE COMMON CORNER SOUTHWEST PARCEL 2, AND NORTHWEST PARCEL 1, OF THE AFOREMENTIONED MERGER AND REPARCEL MAP; THENCE CONCORDANT WITH SAID MAP THE FOLLOWING TWO (2) COURSES; N 06° 25' 28" E, A DISTANCE OF 54.31 FEET; THENCE S 60° 02' 06" E, A DISTANCE OF 139.78, TO THE POINT OF BEGINNING.

NOTE: THE ABOVE METES AND BOUNDS DESCRIPTION APPEARED PREVIOUSLY IN THAT CERTAIN DOCUMENT RECORDED SEPTEMBER 23, 2020 IN BOOK N/A AS INSTRUMENT NO. 2020-158990.

ALSO KNOWN AS MODIFIED PARCEL 3 PER BOUNDARY LINE ADJUSTMENT RECORD OF SURVEY MAP, RECORDED MAY 11, 2020 IN FILE NUMBER 2020-158336 OF OFFICIAL RECORDS.

**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)

- a) 001-091-30
- b) \_\_\_\_\_
- c) \_\_\_\_\_
- d) \_\_\_\_\_

FOR RECORDER'S OPTIONAL USE ONLY	
Book: _____	Page: _____
Date of Recording: _____	
Notes: _____	

2. Type of Property:

- |                 |  |
|-----------------|--|
| a) Vacant Land  | b) <input checked="" type="checkbox"/> Single Fam. Res |
| c) Condo/Twnhse | d) 2-4 Plex  |
| e) Apt. Bldg    | f) Comm'!/Ind'l  |
| g) Agricultural | h) Mobile Home   |
| Other _____     |  |

- |   |                      |
|---|----------------------|
| 3. a) Total Value/Sales Price of Property               | \$ <u>385,000.00</u> |
| b) Deed in Lieu of Foreclosure Only (value of property) | ( _____ )            |
| c) Transfer Tax Value:                                  | \$ <u>385,000.00</u> |
| d) Real Property Transfer Tax Due                       | \$ <u>1,501.50</u>   |

4. If Exemption Claimed:

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

5. Partial Interest: Percentage being transferred: \_\_\_\_\_

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: <u>[Signature]</u>	Capacity: <u>GRANTOR</u>
Signature: <u>[Signature]</u>	Capacity: <u>GRANTOR</u>
<b><u>SELLER (GRANTOR) INFORMATION</u></b> (REQUIRED)	<b><u>BUYER (GRANTEE) INFORMATION</u></b> (REQUIRED)

Print Name: Judith Richards and Darby Porter  
 Address: 6 Panavista Circle  
 City: Yerington  
 State: NV Zip: 89447

Print Name: Gerald F. Viall, Jr. and Melissa Viall  
 Address: 43 Hillside Rd  
 City: Proctor  
 State: NV Zip: 89043

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

Print Name: Equity Title of Nevada  
 Address: 8850 W. Sunset Rd., Suite 100  
 City, State & Zip: Las Vegas, NV 89148

Escrow #: 23-KAC-32390

**AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED**