

LINCOLN COUNTY, NV

2024-166574

Rec:\$37.00

Total:\$37.00

01/31/2024 12:57 PM

COW COUNTY TITLE CO

Pgs=3 KC

APN: 012-110-20

RPTT: \$0.00

RECORDING REQUESTED BY:

Cow County Title Co.

NLS 8272-Lin

MAIL TAX STATEMENTS TO:

Same as below

WHEN RECORDED MAIL TO:

Yuriko Setzer

PO Box 322

Panaca NV 89042



00013668202401665740030036

OFFICIAL RECORD
AMY ELMER, RECORDER

E05

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That **RONALD EDWARD SETZER and VICKI SETZER, husband and wife**, in consideration of \$10.00, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to **YURIKO SETZER, a widow**

all that real property situate in the County of Lincoln, State of Nevada, bounded and described as follows:

That portion of land situate in the Northwest Quarter (NW1/4) of the Southwest Quarter (SW1/4) and the Southwest Quarter (SW1/4) of the Northwest Quarter (NW1/4) of Section 5, Township 2 South, Range 68 East, M.D.B. & M., more particularly described as follows:

- Beginning at the Northwest corner of the Southwest Quarter (SW1/4) of said Section 5, running thence North along the Section line a distance of 236 feet 8 inches;
- Thence Southeasterly along the South boundary of the Cathedral Gorge Road a distance of 388 feet;
- Thence South along the Westerly boundary of Highway 93 a distance of 352 feet;
- Thence Northwesterly 377 feet 6 inches to a point;
- Thence North along the Section line 77 feet 9 inches to the place of beginning.

ASSESSOR'S PARCEL NUMBER: 012-110-20

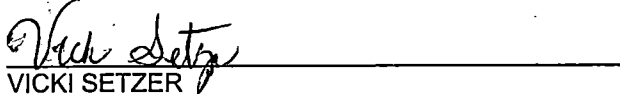
SUBJECT TO:

1. Taxes for 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: 10/6/2023


RONALD EDWARD SETZER

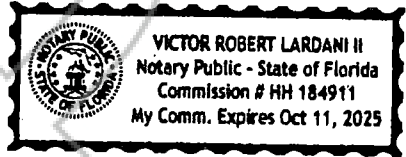

VICKI SETZER

STATE OF Florida

COUNTY OF Orange

On 6th October 2023, personally appeared before me, a Notary Public, Ronald Edward Setzer and Vicki Setzer, who acknowledged that they executed the above instrument.


Notary Public



**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 012-110-20
- b) _____
- c) _____
- d) _____

FOR RECORDER'S OPTIONAL USE ONLY	
Document/Instrument No.	_____
Book _____	Page _____
Date of Recording:	_____
Notes:	_____

2. Type of Property

- a) Vacant Land
- b) Single Family Residence
- c) Condo/Twnhse
- d) 2-4 Plex
- e) Apartment Bldg.
- f) Commercial/Industrial
- g) Agricultural
- h) Mobile Home
- i) Other _____

3. Total Value/Sales Price of Property

_____ \$0.00
 Deed in Lieu of Foreclosure Only (Value of Property) (_____)
 Transfer Tax Value _____ \$0.00
 Real Property Transfer Tax Due: _____ \$0.00

4. If Exemption Claimed:

- a. Transfer Tax Exemption, per NRS 375.090, Section: 5
 - b. Explain Reason for Exemption: Son to Parent + Daughter in law to Parent
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 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: *Ronald Edward Setzer* Capacity: Grantor
 Ronald Edward Setzer

Signature: _____ Capacity: Grantee
 Yuriko Setzer

SELLER (GRANTOR) INFORMATION

Print Name: Ronald Edward Setzer & Vicki Setzer
 Address: 2438 Greenwillow Dr
 City/State/Zip Orlando FL 32825

BUYER (GRANTEE) INFORMATION

Print Name: Yuriko Setzer
 Address: PO Box 322
 City/State/Zip Panaca NV 89042

COMPANY/PERSON REQUESTING RECORDING (required if not the Seller or Buyer)

Company Name: Cow County Title Co Escrow No NLS 8272-Lin
 Address: 761 Raindance Dr, Pahrump NV 89048