

LINCOLN COUNTY, NV

2024-166770

\$37.00

RPTT:\$0.00 Rec:\$37.00

04/08/2024 03:26 PM

NATIONAL TITLE COMPANY (HISTORICAL) Pgs=3 AE

OFFICIAL RECORD

AMY ELMER, RECORDER

E03

APN: 010-163-01

Recording Requested by: Stewart Title Company

Return To:

Name: Estate of Nickell C/D
Ann Morgan

Address: 4333 Reno Hwy, Spc #25

Fallon, NV 89406

Grant, Bargain, Sale Deed

(Title of Document)

****re-recording Instrument No. 91933 to correct legal description**

This page is added to provide additional information required by NRS 111.312 Sections 1-2
(Additional recording fee applies)

This cover page must be typed or printed in BLACK ink only

Lincoln County

APR 13 2024

GRANT, BARGAIN, SALE DEED

THIS INSTRUMENT WITNESSETH That:

ROBERT MESSIER AND EDITH MESSIER, husband and wife

in consideration of \$ 10.00

the receipt of which is hereby acknowledged, do hereby Grant, Bargain, Sell and Convey to

LEROY F. NICKELL AND ELLA E. NICKELL, husband and wife as Joint Tenants

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

Lot Twenty-Two (22) of SUNRISE ACRES TRACT NO. 1, being a portion of the Southeast Quarter (SE 1/4) and the Southeast Quarter (SE 1/4) of the Southwest Quarter (SW 1/4) of Section 35, Township 3 South, Range 55 South, N.D.B. & M., Lincoln County, Nevada.

See attached Exhibit A for corrected legal

I hereby certify that the foregoing is a full and correct copy of the original document as of 3/12/2024 at 2:47pm Now of record in this office of Lincoln County Nevada as document number 91933 Date 3/12/2024

Recorded by Amanda Kull Deputy Recorder

SUBJECT TO: 1. Taxes for the fiscal year 89-90 2. Rights of way, reservations, restrictions, easements and conditions of record.

Together with all and singular the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining Witness OUR hands this 28th day of July 1989

Robert Messier ROBERT MESSIER

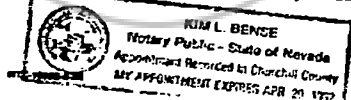
Edith Messier EDITH MESSIER

STATE OF Nevada County of Churchill On this 28th day of July 1989 personally appeared before me, a Notary Public in and for said County and State

ROBERT MESSIER AND EDITH MESSIER

Known to me to be the person, so described in and who executed the foregoing instrument who acknowledged to me that they executed the same freely and voluntarily and for the uses and purposes therein mentioned.

Notary Public in and for said County and State



ESCROW NO. NA #45871-S

WHEN RECORDED MAIL TO: Mr. and Mrs. Leroy F. Nickell Star Route 1; Box 34 Alamo, Nevada 89001

91933

Dominick Belingheri August 7, 1989

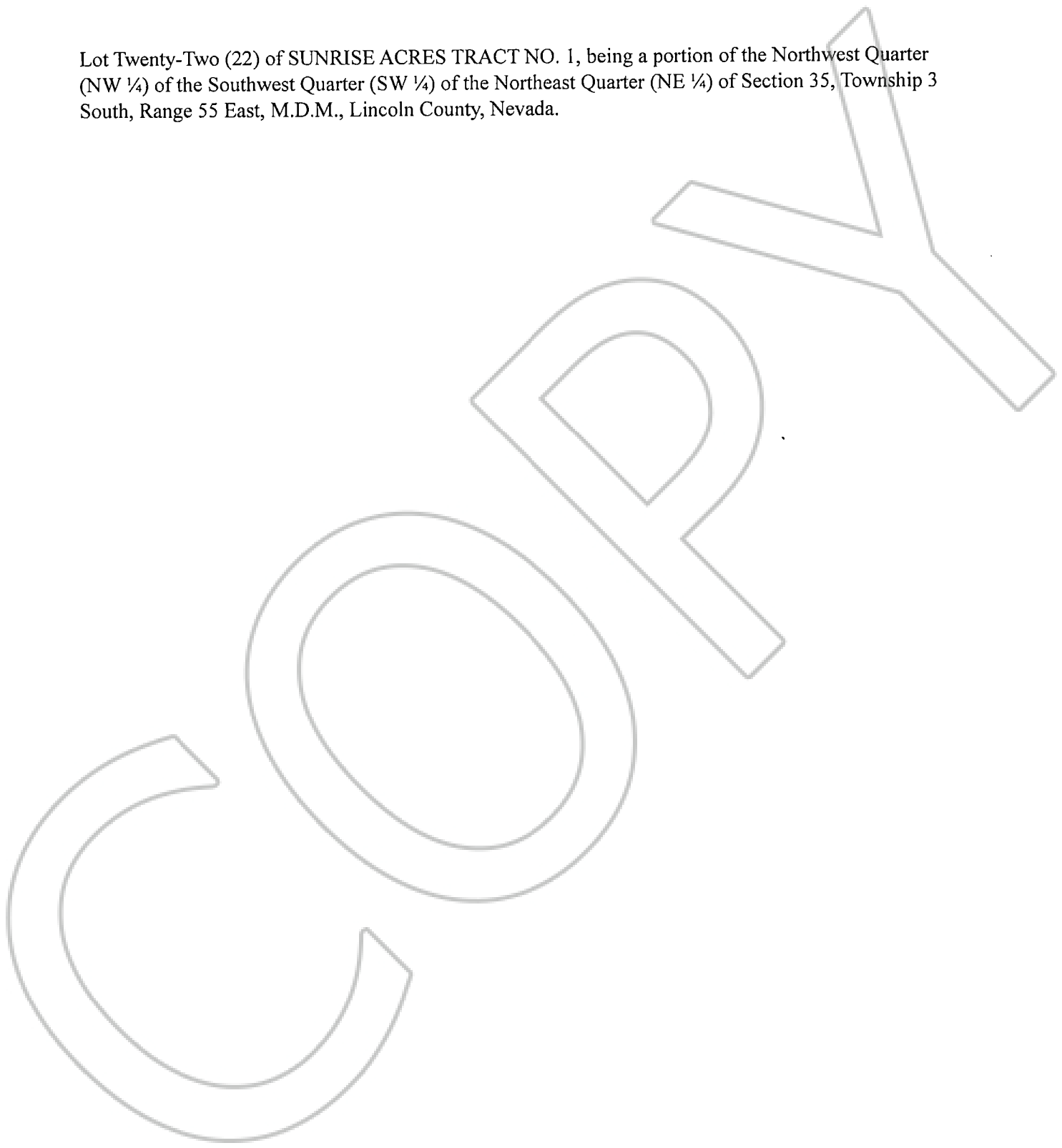
35 9 A 86 344

FRANK C. HULSE By Amanda Kull Deputy

86 344

EXHIBIT A

Lot Twenty-Two (22) of SUNRISE ACRES TRACT NO. 1, being a portion of the Northwest Quarter (NW ¼) of the Southwest Quarter (SW ¼) of the Northeast Quarter (NE ¼) of Section 35, Township 3 South, Range 55 East, M.D.M., Lincoln County, Nevada.



**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
 a. 010-163-01
 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
 Other

FOR RECORDERS OPTIONAL USE ONLY
 Book _____ Page: _____
 Date of Recording: _____
 Notes: _____

- 3.a. Total Value/Sales Price of Property \$ _____
 b. Deed in Lieu of Foreclosure Only (value of property (0))
 c. Transfer Tax Value: \$ _____
 d. Real Property Transfer Tax Due \$ 0

4. **If Exemption Claimed:**
 a. Transfer Tax Exemption per NRS 375.090, Section 3
 b. Explain Reason for Exemption: re-recordings Document No. 91933 to correct legal description

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] Capacity: authorized agent

Signature _____ Capacity: _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)
 Print Name: Robert Messier and Edith Messier
 Address: 12980 Carson Hwy
 City: Fallon
 State: NV Zip: 89406

BUYER (GRANTEE) INFORMATION
(REQUIRED)
 Print Name: Leroy F. Nickell and Ella E. Nickell
 Address: 4333 Reno Hwy, Spc #25
 City: Fallon
 State: NV Zip: 89406

COMPANY/PERSON REQUESTING RECORDING (Required if not seller or buyer)
 Print Name: Stewart Title Company - formerly National Title Escrow # NTC 45871-S
 Address: 7251 W. Lake Mead Ste 350
 City: Las Vegas State: NV Zip: 89128