

LINCOLN COUNTY, NV

2024-166930

\$37.00

RPTT:\$0.00 Rec:\$37.00

05/23/2024 08:55 AM

STEWART TITLE COMPANY - FORMERLY NTRgs=4 KC

OFFICIAL RECORD

AMY ELMER, RECORDER

E03

APN: 010-163-01

Recording Requested by: Stewart Title Company

Return To:

Name: Isaac I. Lopez

Address: 4333 Reno Hwy Sp 25

Fallon, NV 89406

Grant, Bargain, Sale Deed

(Title of Document)

****re-recording 2023-164868 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

**THIS INSTRUMENT IS RECORDED
BY STEWART TITLE AS AN
ACCOMMODATION ONLY AND
WITHOUT LIABILITY**



OFFICIAL RECORD E05
AMY ELMER, RECORDER

After recording, please return to:

-----Above This Line Reserved For Official Use Only-----

Name: Ann Morgan
Address: 4333 Reno Hwy
Sp. 25
City, State, Zip: FALLON, NV 89406
Phone: 775-776-4620
Assessor's Parcel Number: 010-163-01

I hereby certify that the foregoing is a full and correct copy of the original document as of 5/13/2024 at 11:55 am
Now of record in this office of Lincoln County Nevada as document number 2023-164868.
Date 5/13/2024

Recorded: Amy Elmer
Amanda Kulam, Deputy Recorder

QUIT CLAIM DEED

THIS INDENTURE WITNESSETH:

That Ann Morgan N.K.A Ann Morgan in consideration of TEN DOLLARS (\$10.00), the receipt of which is hereby acknowledged, do(es) hereby remise, release, and forever quitclaim to Juan J. Lopez (SDM) as SOLE OWNER all that real property situated in the town of Rachel, County of Lincoln, State of Nevada, more particularly described as follows: (Insert legal description and the commonly known address in the space provided.)

Lot Twenty two (22) of Sunrise Acres Tract #1 being a portion of the South East 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, M.D.B. & M., Lincoln County, Nevada.

See attached Exhibit A, made a part hereof

Commonly known as 7408 Tempiute Dr. Rachel, NV 89001

TOGETHER WITH all and singular the tenements, hereditaments and appurtenances therunto belonging or in anywise appertaining.

WITNESS hand(s) this 23 day of MAY, 2023.

Signature of Grantor

Ann E. Morgan
STATE OF NEVADA

COUNTY OF ~~LINCOLN~~

Churchill

This instrument was acknowledged before me on
this 23 day of May, 2023
by Ann E. Morgan
and _____

Kathleen Gutierrez
NOTARY PUBLIC

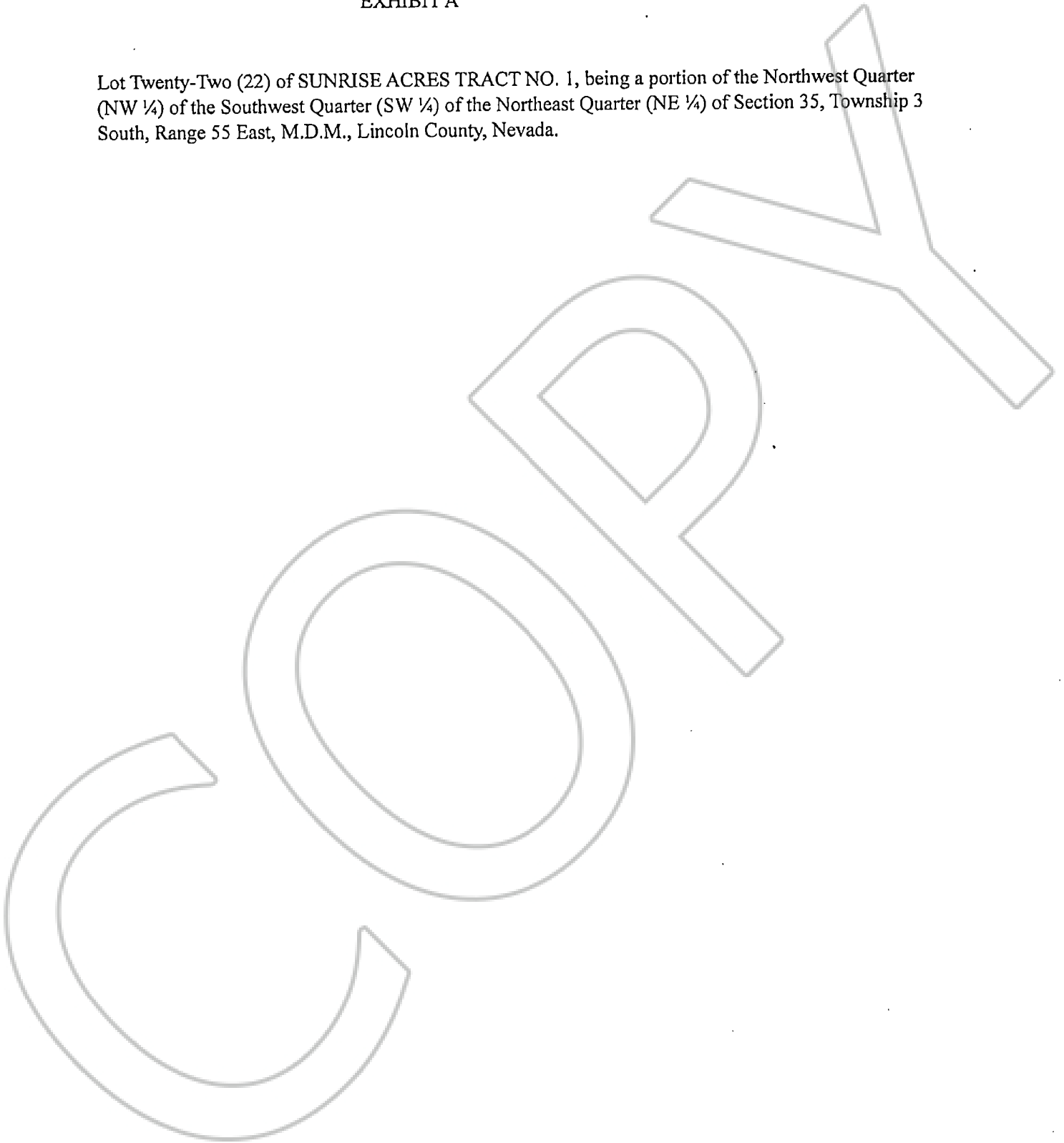
Signature of Grantor



COPY

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. <input checked="" type="checkbox"/> Vacant Land | b. <input type="checkbox"/> Single Fam. Res. |
| c. <input type="checkbox"/> Condo/Twnhse | d. <input type="checkbox"/> 2-4 Plex |
| e. <input type="checkbox"/> Apt. Bldg | f. <input type="checkbox"/> Comm'l/Ind'l |
| g. <input type="checkbox"/> Agricultural | h. <input type="checkbox"/> Mobile Home |
| <input type="checkbox"/> 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 (_____)
 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-recording 2023-164868 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 _____ Capacity: authorized agent
 Signature _____ Capacity: _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)
 Print Name: Ann Morgan
 Address: 4333 Reno Hwy Sp 25
 City: Fallon
 State: NV Zip: 89406

BUYER (GRANTEE) INFORMATION
(REQUIRED)
 Print Name: Isaac I. Lopez
 Address: 4333 Reno Hwy Sp 25
 City: Fallon
 State: NV Zip: 89406

COMPANY/PERSON REQUESTING RECORDING (Required if not seller or buyer)
 Print Name: Stewart Title Company
 Address: 7251 W. Lake Mead Ste 350
 City: Las Vegas

Escrow # accommodation
 State: NV Zip: 89128