

LINCOLN COUNTY, NV

2024-167384

\$37.00

RPTT:\$0.00 Rec:\$37.00

08/28/2024 10:03 AM

NETCO

Pgs=4 AE

OFFICIAL RECORD

AMY ELMER, RECORDER

E05

A.P.N.: 002-083-05 and 002-083-06

File No: NNV-1403796

RPTTS: exempt 5

When Recorded Mail To: Mail Tax Statements To:

Nancy McCollum
3309 N. Morino Street
Chandler AZ 89224

Grant Bargain Sale Deed

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

Robert McCollum, spouse of herein grantee

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

Nancy McCollum, a married woman as her sole and separate property

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

See Attached Exhibit A

This Deed is being recorded to release any and all interest the Grantor may have now and in the future.

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.

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.

Date: 08/16/2024

Robert McCollum

Robert McCollum

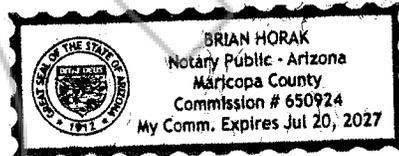
STATE OF ARIZONA)
 : ss.
COUNTY OF MARICOPA)

On AUGUST 16, 2024, before me, BRIAN HORAK, a Notary Public, personally appeared ROBERT McCollum, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

Witness my hand and official seal.

Brian Horak

Notary Public
(My commission expires: 07-20-27)



NETCO File Number:NNV-1403796

Borrower Last Name: Peterson

**Exhibit A
Legal Description**

Parcel 1:

Situated within the Northwest Quarter (NW1/4) of Section 9, Township 2 South, Range 68 East, M.D.B.& M, described as follows:

Lot 4 in Block 17 in the TOWN OF PANACA as shown on the Official Map thereof recorded March 6, 1922 in the Office of the County' Recorder of Lincoln County, Nevada in Book A of Plats, Page 34, Lincoln County, Nevada records.

EXCEPTING THEREFROM that portion of said Lot Numbered Four (4) in Block Numbered Seventeen (17) described as follows:

Commencing at the SW corner of Lot Four (4) in Block Seventeen (17) as delineated on the Official Town Map, Town of Panaca, County of Lincoln, State of Nevada, now of record in the office of the County Recorder of the County of Lincoln, State of Nevada, Thence North 95 feet along the West line of said Lot 4, thence East parallel to the South line of said Lot 4 a distance of 109 feet; thence South parallel to the West line of said Lot 4 a distance of 95 feet; thence West along the South line of said Lot 4 to the Southwest corner of Lot 4, the point of beginning

(APN: 002-083-05)

Parcel 2:

Situated within the Northwest Quarter (NW1/4) of Section 9, Township 2 South, Range 68 East, M.D.B.& M, described as follows:

Being a portion of Lot 4 in Block 17 in the TOWN OF PANACA as shown on the Official Map thereof recorded March 6, 1922 in the Office of the County Recorder of Lincoln County, Nevada in Book A of Plats, Page 34, Lincoln County, Nevada described as follows:

Commencing at the SW corner of Lot Four (4) in Block Seventeen (17) as delineated on the Official Town Map, Town of Panaca, County of Lincoln, State of Nevada, now of record in the office of the County Recorder of the County of Lincoln, State of Nevada, Thence North 95 feet along the West line of said Lot 4, thence East parallel to the South line of said Lot 4 a distance of 109 feet; thence South parallel to the West line of said Lot 4 a distance of 95

feet; thence West along the South line of said Lot 4 to the Southwest corner of Lot 4, the point of beginning

(APN: 002-083-06)

Commonly known as: Vacant land APN: 002-083-05 and 002-083-06, Panaca, NV 89042 in the County of Lincoln

Parcel Number: 002-083-05 and 002-083-06



**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 002-083-05 and 002-083-06
- 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: <u>POOR SIGNATURE/SCAN QUALITY.</u>	

- 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 \$ _____

4. **If Exemption Claimed:**

- a. Transfer Tax Exemption, per 375.090, Section: 5
- b. Explain reason for exemption: to remove spousal interest without consideration

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: Robert McCallum Capacity: Grantor
 Signature: Nancy McCallum Capacity: Grantee

SELLER (GRANTOR) INFORMATION

BUYER (GRANTEE) INFORMATION

(REQUIRED)

(REQUIRED)

Print Name: Robert McCallum
 Address: 3309 N Marino St
 City: Chandler
 State: AZ Zip: 85224

Print Name: Nancy McCallum
 Address: 3309 N Marino St
 City: Chandler
 State: AZ Zip: 85224

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

Print Name: Netco Title File Number: NNV-1403796
 Address: 7345 S Pecos Road #103
 City: Las Vegas State: NV Zip: 89120

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