

LINCOLN COUNTY, NV

2024-167386

\$583.00

RPTT:\$546.00 Rec:\$37.00

08/28/2024 10:03 AM

NETCO

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OFFICIAL RECORD

AMY ELMER, RECORDER

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

File No: NNV-1403796

RPTT: \$546.00

When Recorded Mail To: Mail Tax Statements To:
Clifford Pete Peterson & Beverly Peterson
Po Box 624
Panaca, Nevada 89042

Grant Bargain Sale Deed

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,
Nancy McCollum, a married woman as her sole and separate property, Karen Chamberlain, a married woman as her sole and separate property, Steven Lee, a single man and Roger Lee, a married man as his sole and separate property who acquired title as Nancy McCollum, Karen Chamberlain, Steven Lee and Roger Lee

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

Clifford Pete Peterson and Beverly Peterson husband and wife as joint tenants

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

See Attached Exhibit A attached to and made a part of

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.

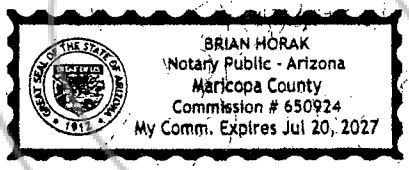
Nancy McCollum
Nancy McCollum

State of ARIZONA ; County of MARICOPA

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 16 day of AUGUST, 2024 by: Nancy McCollum, ~~Karen Chamberlain, Steven Lee and Roger Lee~~ who is/are personally known by me or who has/have produced: DRIVERS LICENSE as identification.

[Signature]
Notary Public

My Commission Expires: 07-20-27

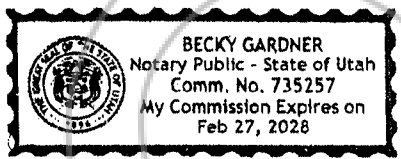


Karen Chamberlin
Karen Chamberlin

State of Utah ; County of Washington

The foregoing instrument was acknowledged before me by means of (X) physical presence or () online notarization, this 21 day of August, 2024 by: Nancy McCollum, B.G. Karen Chamberlain, Steven Lee and Roger Lee who is/are personally known by me or who has/have produced: Driver's License as identification.

Becky Gardner
Notary Public My Commission Expires: 02-27-28



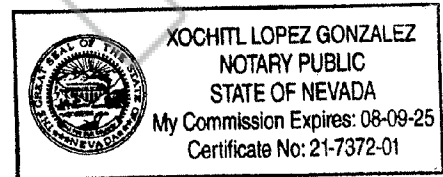
Steven Lee
Steven Lee

State of Nevada ; County of Clark

The foregoing instrument was acknowledged before me by means of () physical presence or () online notarization, this 20 day of August, 2024 by: ~~Nancy McCallum, et al~~
~~Karen Chamberlain, Steven Lee and Roger Lee~~ who is/are personally known by me or who has/have produced:
Driver License as identification.

Xochitl Lopez Gonzalez
Notary Public

My Commission Expires: 08/09/2025



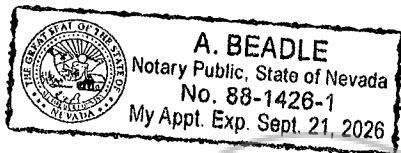
Roger Lee
Roger Lee

State of NV; County of Clark

The foregoing instrument was acknowledged before me by means of () physical presence or () online notarization, this 19 day of August, 2024 by: ~~Nancy McCollum, Karen Chamberlain, Steven Lee and~~ Roger Lee who is/are personally known by me or who has/have produced: D.L. as identification.

A. Beadle
Notary Public

My Commission Expires: 9/21/2026



File #: NNV-1403796

File Number: NNV-1403796

Buyer/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:

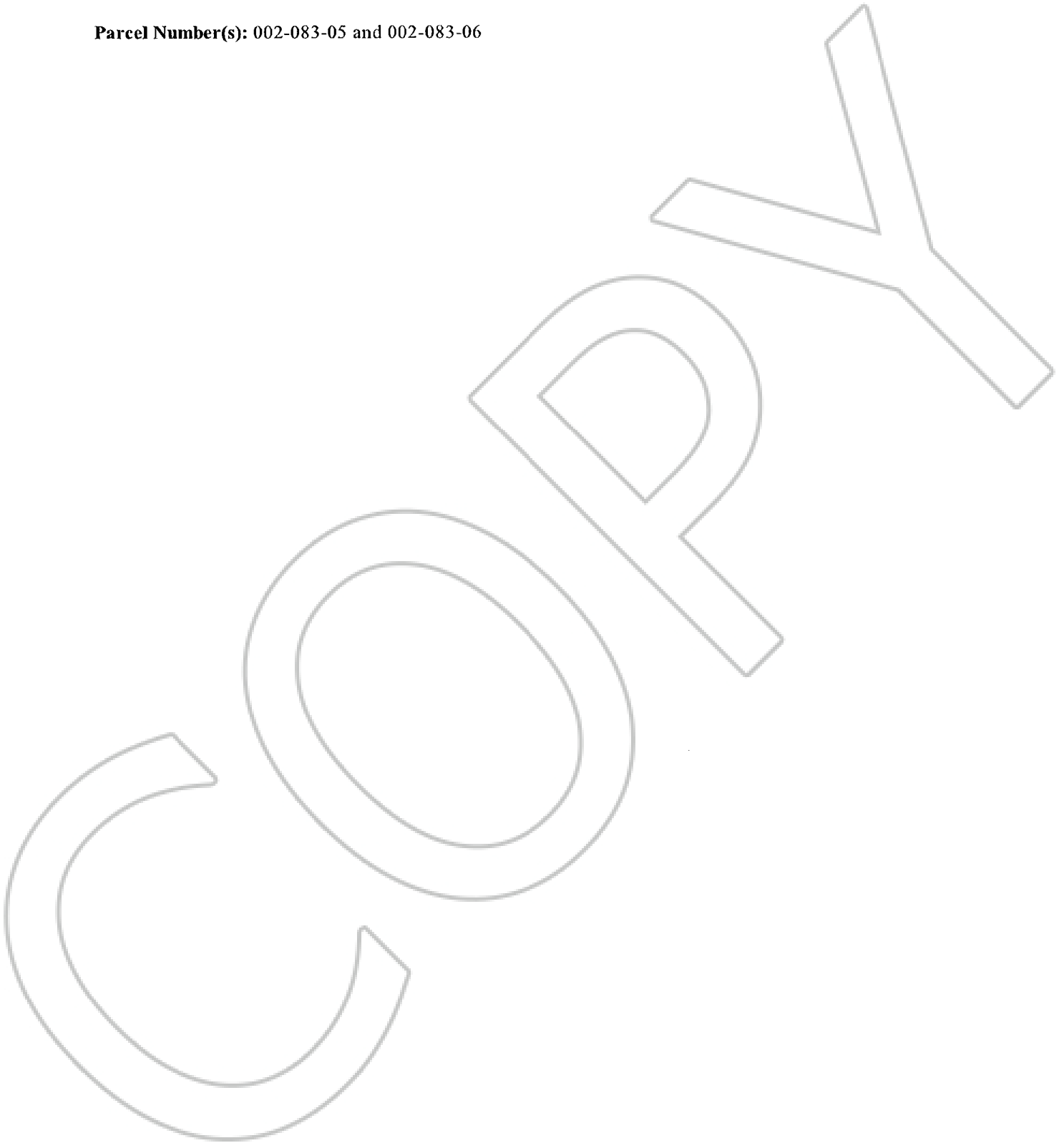
Being a portion of Lot 4 in Block 17 in the TOWN OF PANACA as shown on the Official Map thereof recorded March 6, 1922 in the Office of the County Recorder of Lincoln County, Nevada in Book A of Plats, Page 34, Lincoln County, Nevada described as follows:

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(s): 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 _____
 Notes: **POOR SIGNATURE/SCAN QUALITY.**

3. a) Total Value/Sales Price of Property: \$ 140,000.00
 b) Deed in Lieu of Foreclosure Only (value of property) (\$ _____)
 c) Transfer Tax Value: \$ 140,000.00
 d) Real Property Transfer Tax Due \$ 546.00

4. **If Exemption Claimed:**
 a. Transfer Tax Exemption, per 375.090, Section: _____
 b. Explain reason for exemption: _____

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: Agent
 Signature: _____ Capacity: Grantee

SELLER (GRANTOR) INFORMATION
(REQUIRED)
 Nancy McCollum, Karen
 Print Chamberlin, Steven Lee, Roger
 Name: Lee
 Address: 2383 South 1650 East
 City: Saint George
 State: Utah Zip: 84790

BUYER (GRANTEE) INFORMATION
(REQUIRED)
 Clifford Pete Peterson,
 Print Beverly Peterson
 Name: _____
 Address: PO Box 624
 City: Panaca
 State: Nevada Zip: 89042

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)