

A.P.N.: 003-121-44
File No: 13896-2677627 (TV)
R.P.T.T.: \$1,209.00

LINCOLN COUNTY, NV **2024-167422**
\$1,246.00
RPTT:\$1209.00 Rec:\$37.00 **09/12/2024 12:49 PM**
FIRST AMERICAN TITLE INSURANCE COMPANY
OFFICIAL RECORD
AMY ELMER, RECORDER

When Recorded Mail To: Mail Tax Statements To:
Fred R. Parish
PO Box 827
Caliente , NV 89008

GRANT, BARGAIN and SALE DEED

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

Janice L Erdo, a widow

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

Fred R. Parish, a single man

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

A parcel of land lying within the Northwest Quarter of the Southeast Quarter (NW 1/4 of SE 1/4) of Section 7, Township 4 South, Range 67 East, of the Mount Diablo Base and Meridian, Lincoln County, Nevada, described as follows:

Parcel "O" as shown by map thereof recorded September 22, 2000 as Doc. No. 115285 and on file in Plat Book B, Page 338, in the Office of the County Recorder of Lincoln County, Nevada.

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.

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.

Janice L Erdo
Janice L Erdo
Janice L Erdo

STATE OF Nevada)
COUNTY OF Lincoln) : ss.

This instrument was acknowledged before me on September 11, 2024 by Janice L Erdo.

Betsy Comella
Notary Public
(My commission expires: 11-24-24)

This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed under Escrow No. 13896-2677627.



Betsy Comella
16-4059-11
11/24/24

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 003-121-44
- 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: _____	

- 3. a) Total Value/Sales Price of Property: \$310,000.00
- b) Deed in Lieu of Foreclosure Only (value of property) (\$ _____)
- c) Transfer Tax Value: \$310,000.00
- d) Real Property Transfer Tax Due \$1,209.00

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: *Janice L Erdo*
Signature: _____

Capacity: *Grantor*
Capacity: _____

**SELLER (GRANTOR) INFORMATION
(REQUIRED)**

**BUYER (GRANTEE) INFORMATION
(REQUIRED)**

Print Name: Janice L Erdo
Address: *PO Box 935*
City: *Caliente*
State: *NV* Zip: *89008*

Print Name: Fred R. Parish
Address: *PO Box 857*
City: Caliente
State: NV Zip: 89008

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

First American Title Insurance
Print Name: Company
Address 10000 W Charleston Blvd, Suite 180
City: Las Vegas

File Number: 13896-2677627 TV/ TV
State: NV Zip: 89135

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