2000-22691

R.P.T.T. \$27.30 A.P. NO. 001-341-51 ESCROW NO. 2000-22691-MILJ

WHEN RECORDED MAIL TO: James A. Smith 2066 Waverly Circle Henderson, NV. 89014

JOINT TENANCY DEED

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

James Vincent, an unmarried man

Do(es) hereby GRANT, BARGAIN and SELL to

James A. Smith, an unmarried man, and Sharon J. Austin, an unmarried woman, as joint tenants

As joint tenants with right of survivorship, and not as tenants in common, the real property situate in the County of, State of Nevada, described as follows:

Parcel No. 7 as shown on Amended Parcel Map for James Vincent, filed in the Office of the County Recorder of Lincoln County, recorded on January 7, 1998, in Book B, Page 83 of plats, as File No. 110303 located in a portion of the NE ¼, Section 15, Township 1 North, Range 67 East, M.D.B.&M., Lincoln County, Nevada.

DEED RESTRICTIONS

- 1. The 2 acre+ sites cannot be divided into smaller parcels.
- 2. The 5 or 10 acre sites can be divided into smaller parcels, but not less than 2 1/2 gross acres.
- 3. No mobile homes or trailers allowed on Lots 1-53. Modular homes will be permitted. These are identified, as manufactured buildings, and factory-built housing, approved by the Division of Manufactured Housing. These homes meet Nevada State Codes for Building, Plumbing, Mechanical, and Electrical. These homes are typically identified by an insignia placed on each unit. The insignia's are dark blue with silver letters and have a Nevada State Seal. The number on these labels start with FH. If Buyer intends to purchase a modular or manufactured home, it is the buyer's responsibility to submit the plans, drawings, or sketch of the home to the County and/or Town to make sure that the modular or manufactured house is NOT a mobile home.

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State of Nevada				
Declaration of Value	-			
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 Assessor Parcel Number(s). a) 001-341-51 			_ \	
b)		1	. \	
c)			1 1	
d)			1 1	
2. Type of Property: a) X Vacant Land b) ☐ Single Fam Rec				
a) X Vacant Land b) Single Fam. Res. c) Condo/Twnhse d) 2-4 Plex	FOR	RECORDE	RS OPTIC	NAL USE ONL
e) Apt. Bldg. f) Comm'l/Ind'i	Book:	146	nt#: <u>1138</u> *	19
g) Agricultural h) Mobile Home	Date of	Recording	In a	
i) Other	Notes:			2,\A\41 <u>1</u>
3. Total Value/Sales Price of Property:				
	\$ 21.	900.00	i.	·
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(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)

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tate of Nevada	
eclaration of Value	
Assessor Parcel Number(s).	
a) <u>001-341-51</u>	
b)	
d)	
Type of Property:	
a) X Vacant Land b) Single Fam. I	Res. FOR RECORDERS OPTIONAL USE ONLY
c) Condo/Twnhse d) 2-4 Plex	Document/Instrument #: 1\3879
e) Apt. Bidg. f) Comm'l/Ind' g) Agricultural h) Mobile Home	
i) Other	Date of Recording:
3. Total Value/Sales Price of Property:	\$ 21,000,00
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4. Temporary trailers are allowed with Town approval on Lots 1-53 for one (1) year while in the process of constructing a permanent residence. Additional time to keep a construction trailer on a lot must be approved by the Town and/or Lincoln County Commission.

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.

State of Nevada County of Clark

This instrument was acknowledged before me on

Notarial Officer