

A.P. No. 005-251-26  
Escrow No. 116-2467042-dp/VT  
R.P.T.T. \$136.50



0145655

**WHEN RECORDED RETURN TO:**

Louis B. Blanchard and Jana Sue Ray  
3370 North Bronco Street  
Las Vegas, NV 89108

**MAIL TAX STATEMENTS TO:**

Louis B. Blanchard and Jana Sue Ray  
3370 North Bronco Street  
Las Vegas, NV 89108

**GRANT, BARGAIN and SALE DEED**

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

Richard J. Moser and Allison Newlon Moser, husband and wife who aquired title as Richard J. Moser, a single man and Allison Newlon Moser, a single woman, as Joint Tenants with right of survivorship and not tenants in common

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

Louis B. Blanchard, a single man and Jana Sue Ray, a single woman as joint tenants

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

**THAT PORTION OF THE EAST 1/2 OF SOUTHEAST 1/4, SOUTHWEST 1/4, OF SOUTHEAST 1/4 OF SECTION 256, TOWNSHIP 5 NORTH, RANGE 65 EAST, M.D.B. AND M., LINCOLN COUNTY, NEVADA, DESCRIBED AS FOLLOWS:**

**PARCEL 1F OF SUBSEQUENT PARCEL MAP DIVIDING PARCEL ONE, PLAT BOOK B, PAGE 363, FOR RICHARD MOSER AND ALLISON NEWLON, AS SHOWN UPON MAP THEREOF RECORDED NOVEMBER 03, 2003 AS DOCUMENT NO. 121196 IN PLAT BOOK C, PAGE 13.**

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: 06/26/2014



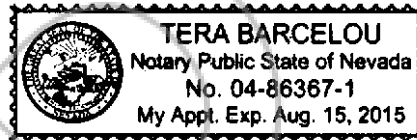
Richard J. Moser  
Richard J. Moser

Allison Newlon Moser  
Allison Newlon Moser

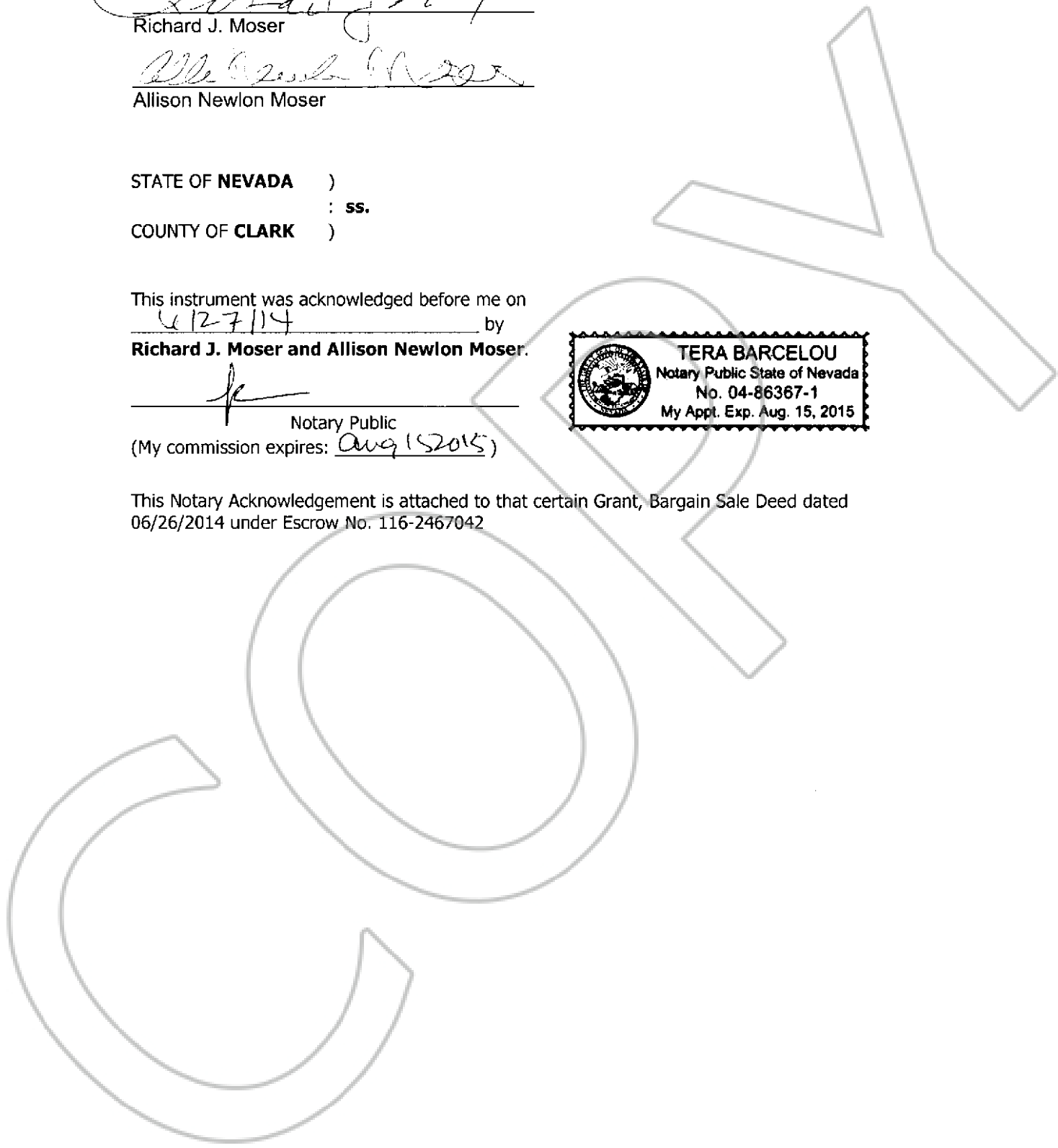
STATE OF NEVADA )  
                                  : ss.  
COUNTY OF CLARK )

This instrument was acknowledged before me on  
6/27/14 by  
**Richard J. Moser and Allison Newlon Moser.**

[Signature]  
Notary Public  
(My commission expires: Aug 15 2015)



This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated 06/26/2014 under Escrow No. 116-2467042



STATE OF NEVADA  
DECLARATION OF VALUE

Recording requested By  
FIRST AMERICAN TITLE COMPANY

Lincoln County - NV  
Leslie Boucher - Recorder

Page 1 of 1 Fee: \$15.00  
Recorded By: AE RPTT: \$136.50  
Book- 288 Page- 0119

1. Assessor Parcel Number(s)

- a) 005-251-26 \_\_\_\_\_
- 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 \_\_\_\_\_

<b>FOR RECORDERS OPTIONAL USE</b>	
Book _____	Page: _____
Date of Recording: _____	
Notes: _____	

- 3. a) Total Value/Sales Price of Property: \$35,000.00 \_\_\_\_\_
- b) Deed in Lieu of Foreclosure Only (value of (\$ \_\_\_\_\_)
- c) Transfer Tax Value: \$35,000.00 \_\_\_\_\_
- d) Real Property Transfer Tax Due \$136.50 \_\_\_\_\_

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: Grantor  
 Signature: \_\_\_\_\_ Capacity: \_\_\_\_\_

**SELLER (GRANTOR) INFORMATION**

(REQUIRED)

Richard J. Moser and Allison  
 Print Name: Newlon Moser  
 Address: 400 Davenport Lane  
 City: Las Vegas  
 State: NV Zip: 89107

**BUYER (GRANTEE) INFORMATION**

(REQUIRED)

Jana Sue Roy  
 Print Name: Louis B. Blanchard  
 Address: 3370 North Bronco Street  
 City: Las Vegas  
 State: NV Zip: 89108

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

First American Title Insurance  
 Print Name: Company File Number: 116-2467042 dp/dp  
 Address 2500 Paseo Verde Parkway, Suite 120  
 City: Henderson State: NV Zip: 89074

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