

**Official Record**

Recording requested By  
COW COUNTY TITLE

Lincoln County - NV

Leslie Boucher - Recorder

Fee: \$15.00

Page 1 of 2

RPTT:

Recorded By: LB

Book- 311 Page- 0529



<b>A.P.N. No.:</b>	003-173-10
<b>R.P.T.T.</b>	Exempt #5
<b>Escrow No.:</b>	77998
<b>Recording Requested By:</b>	
Cow County Title Co.	
<b>Mail Tax Statements To:</b>	Same as below
<b>When Recorded Mail To:</b>	
Star Stewart	
193 Carneros Avenue	
Henderson, Nevada 89002	

**GRANT, BARGAIN, SALE DEED**

THIS INDENTURE WITNESSETH: That **BEAU L. STEWART, a married man** for valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to **STAR STEWART, a married woman** as her sole and separate property all that real property situated in the County of Lincoln, State of Nevada, bounded and described as follows:

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

Situate within portions of the Southwest Quarter (SW1/4) of Section 8, Township 4 South, Range 67 East, M.D.B. & M., more particularly described as follows:

Lot 8 in Block 1 of THE MODERN TOWNSITE ADDITION TO THE CITY OF CALIENTE, as shown on the map thereof recorded February 5, 1931 in the Office of the County Recorder of Lincoln County, Nevada in Book A of Plats, page 64 as File No. 7324, Lincoln County, Nevada records.

EXCEPTING AND RESERVING all minerals, coal, carbons, hydrocarbons, oil, gas, chemical elements and compounds, whether in solid, liquid or gaseous form and all steam and other forms of thermal energy on, in or under the above described land not previously reserved as reserved in a Deed recorded December 15, 1988 in Book 83 of Official Records, page 412 as File No. 90453, Lincoln County, Nevada records.

ASSESSOR'S PARCEL NUMBER FOR 2016 - 2017: 003-173-10

**SUBJECT TO:**

1. Taxes for the fiscal year;
2. Reservations, restrictions, conditions, rights, rights of way and easements, if any of record on said premises.

IT IS THE EXPRESS INTENT OF THE GRANTOR, BEING THE SPOUSE OF THE GRANTEE, TO CONVEY ALL RIGHT, TITLE AND INTEREST OF THE GRANTOR, COMMUNITY OR OTHERWISE, IN AND TO THE HEREIN DESCRIBED PROPERTY TO THE GRANTEE AS GRANTEE'S SOLE AND SEPARATE PROPERTY.

Together with all and singular the tenements, hereditments and appurtenances thereunto belonging or in anywise appertaining, and any reversions, remainders, rents, issues or profits thereof.

(One inch Margin on all sides of Document for Recorder's Use Only)



0151942

Book: 311  
Page: 530

06/01/2017  
Page 2 of 2

Dated: May 03, 2017

*Beau L. Stewart*  
BEAU L. STEWART

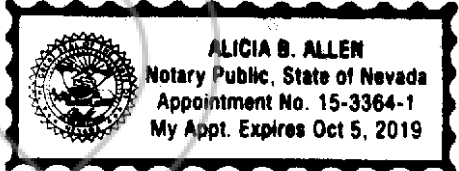
State of Nevada

County of Clark

)  
) ss.  
)

This instrument was acknowledged before me on 3<sup>rd</sup> day of May, 2017  
By: Beau L. Stewart

Signature: *Alicia B. Allen*  
Notary Public



Recording requested By  
 COW COUNTY TITLE

Lincoln County - NV  
 Leslie Boucher - Recorder

Page 1 of 1 Fee: \$15.00  
 Recorded By: LB RPTT:  
 Book- 311 Page- 0529

**STATE OF NEVADA**  
**DECLARATION OF VALUE**

**FOR RECORDER**

Document/Instrument No. \_\_\_\_\_  
 Book \_\_\_\_\_ Page \_\_\_\_\_  
 Date of Recording: \_\_\_\_\_  
 Notes: \_\_\_\_\_

1. Assessor Parcel Number(s)  
 a) 003-173-10  
 b) \_\_\_\_\_  
 c) \_\_\_\_\_  
 d) \_\_\_\_\_

2. Type of Property  
 a)  Vacant Land  
 b)  Single Family Res.  
 c)  Condo/Townhouse  
 d)  2-4 Plex  
 e)  Apartment Bldg.  
 f)  Commercial/Industrial  
 g)  Agricultural  
 h)  Mobile Home  
 i)  Other: \_\_\_\_\_

- |   |        |
|---|--------|
| 3. a. Total Value/Sales Price of Property               | \$0.00 |
| b. Deed in Lieu of Foreclosure Only (Value of Property) | _____  |
| c. Transfer Tax Value                                   | \$0.00 |
| d. REAL PROPERTY TRANSFER TAX DUE:                      | \$0.00 |

4. If Exemption Claimed:  
 a. Transfer Tax Exemption, per NRS 375.090, Section: 5  
 b. Explain Reason for Exemption: Husband deeding to Wife 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: [Signature] Capacity: Grantor  
BEAU L. STEWART  
 Signature: [Signature] Capacity: Grantee  
STAR STEWART

SELLER (GRANTOR) INFORMATION (REQUIRED)	BUYER (GRANTEE) INFORMATION (REQUIRED)
Print Name: <u>BEAU L. STEWART</u>	Print Name: <u>STAR STEWART</u>
Address: <u>193 CARNEROS AVENUE</u>	Address: <u>193 CARNEROS AVENUE</u>
City/ST/Zip: <u>HENDERSON, NV 89002</u>	City/ST/Zip: <u>HENDERSON, NV 89002</u>

**COMPANY/PERSON REQUESTING RECORDING (required if not Seller or Buyer)**  
 Company Name: Cow County Title Co. Escrow No.: 77998  
 Address: P.O. Box 518, 328 Main Street  
 City: Pioche State: NV Zip: 89043

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

(One inch Margin on all sides of Document for Recorder's Use Only)