

Official Record

Recording requested By
FIRST AMERICAN TITLE COMPANY

Lincoln County - NV
Leslie Boucher - Recorder

Fee: **\$15.00** Page 1 of 2
RPTT: \$526.50 Recorded By: AE
Book- 313 Page- 0357



A.P. No. 001-073-04
Escrow No. 116-2524597-dp/VT
R.P.T.T. \$526.50

WHEN RECORDED RETURN TO:

Wilbert James Azevedo
PO Box 628
Walnut Grove, CA 95690

MAIL TAX STATEMENTS TO:

Wilbert James Azevedo
PO Box 628
Walnut Grove, CA 95690

GRANT, BARGAIN and SALE DEED

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

Robert Sidford, a married man as his sole and separate property

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

Wilbert James Azevedo, a single man

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

LOTS 42, 43, 44, 45, 46 AND 47 IN BLOCK 33, OF THE TOWN OF PIOCHE, AS SHOWN ON THE MAP THEREOF RECORDED AND FILED IN THE OFFICE OF THE COUNTY RECORDER, LINCOLN, COUNTY, NEVADA.

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.

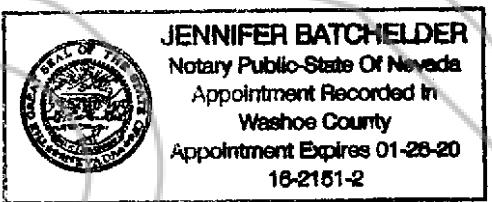
Date: 08/04/2017

Robert Sidford
Robert Sidford

STATE OF **NEVADA**)
)
) **ss.**
COUNTY OF)
Washoe)

This instrument was acknowledged before me on
August 8, 2017 by
Robert Sidford.

Jennifer Batchelder
Notary Public
(My commission expires: 1/26/2020)



This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated
08/04/2017 under Escrow No. 116-2524597

STATE OF NEVADA
DECLARATION OF VALUE

DOC # DV-152473
08/10/2017 04:50 PM
Official Record

1. Assessor Parcel Number(s)
 - a) 001-073-04 _____
 - b) _____
 - c) _____
 - d) _____

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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 REC	Page 1 of 1	Fee: \$15.00
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Notes: _____		

3. a) Total Value/Sales Price of Property: \$135,000.00
- b) Deed in Lieu of Foreclosure Only (value of property) (\$ _____)
- c) Transfer Tax Value: \$135,000.00
- d) Real Property Transfer Tax Due \$526.50

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]
Signature: _____

Capacity: Agent
Capacity: _____

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

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

Print Name: Robert Sidford
Address: 2316 Crestone Drive
City: Reno
State: NV Zip: 89523

Print Name: Wilbert James Azevedo
Address: PO Box 628
City: Walnut Grove
State: CA Zip: 95690

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

First American Title Insurance
Print Name: Company
Address: 2500 Paseo Verde Parkway, Suite 120
City: Henderson

File Number: 116-2524597 dp/ JB
State: NV Zip: 89074

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