

A.P. No. 003-132-12  
Escrow No. 116-2521863-dp/CJ  
R.P.T.T. \$721.50



0152586

*WHEN RECORDED RETURN TO:*

Sean P FitzSimons and Amanda L FitzSimons  
~~402 First Street~~ PO Box 291  
Caliente, NV 89008

*MAIL TAX STATEMENTS TO:*

Sean P FitzSimons and Amanda L FitzSimons  
402 First Street  
Caliente, NV 89008

**GRANT, BARGAIN and SALE DEED**

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

Roger Willis and Lolita Willis, husband and wife

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

Sean P FitzSimons and Amanda L FitzSimons, husband and wife as joint tenants with  
right of survivorship

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

**PARCEL 1:**

**LOT ONE (1) IN BLOCK "B" OF THE JAMES H. GOTTFREDSON ADDITION TO THE CITY  
OF CALIENTE, COUNTY OF LINCOLN, STATE OF NEVADA.**

**PARCEL 2:**

**THAT PORTION OF LOT 2, BLOCK B, JAMES H. GOTTFREDSON ADDITION TO THE CITY  
OF CALIENTE, NEVADA, AS SHOWN BY MAP THEREOF RECORDED AUGUST 9, 1963, AS  
SHOWN BY RECORD OF SURVEY BOUNDARY LINE ADJUSTMENT FOR MARVIN N. AND  
SHARRON A. DAVIS RECORDED APRIL 27, 2001 IN PLAT BOOK 8, PAGE 368 AS FILE  
116249 IN THE OFFICE OF THE COUNTY RECORDER OF 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: 08/30/2017

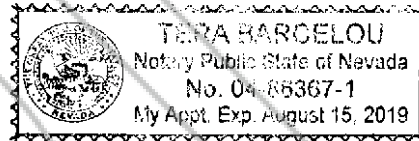
[Signature]  
Roger Willis

[Signature]  
Lolita Willis

STATE OF **NEVADA** )  
: **ss.**  
COUNTY OF **CLARK** )

This instrument was acknowledged before me on  
August 31, 2017 by  
**Roger Willis and Lolita Willis.**

[Signature]  
Notary Public  
(My commission expires: 08/15/2019)



Tera Barcelou  
#04-86367-1

This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated 08/30/2017 under Escrow No. 116-2521863

Recording requested By  
FIRST AMERICAN TITLE COMPANY

Lincoln County - NV  
Leslie Boucher - Recorder

Page 1 of 1 Fee: \$15.00  
Recorded By: AE RPIT: \$721.50  
Book- 314 Page- 0012

STATE OF NEVADA  
DECLARATION OF VALUE

1. Assessor Parcel Number(s)
  - a) 003-132-12 \_\_\_\_\_
  - 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: \$185,000.00
  - b) Deed in Lieu of Foreclosure Only (value of property) ( \$ \_\_\_\_\_ )
  - c) Transfer Tax Value: \$185,000.00
  - d) Real Property Transfer Tax Due \$721.50

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: [Signature]  
Capacity: \_\_\_\_\_

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

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

Print Name: Roger Willis and Lolita Willis  
Address: 219 Tungsten Street  
City: Henderson  
State: NV Zip: 89015

Print Name: Sean P FitzSimons and Amanda L FitzSimons  
Address: 402 First Street PO Box 29  
City: Caliente  
State: NV Zip: 89008

**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: 116-2521863 dp/ JB  
State: NV Zip: 89074

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