

A.P.N.: 005-251-34  
File No: 119-2526264 (SW)  
R.P.T.T.: \$943.80



When Recorded Mail To: Mail Tax Statements To:  
Robert Owen Hughes, II and Diane Nicole Hughes  
1580 Latigo Drive  
Henderson, NV 89002

**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 as joint tenants with right of survivorship

do(es) hereby GRANT, BARGAIN and SELL to

Robert Owen Hughes, II and Diane Nicole Hughes, husband and wife as community property with right of survivorship

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

**PARCEL 3D 2ND REVISION OF THAT MAP RECORDED WITH THE LINCOLN COUNTY RECORDER'S OFFICE UNDER DOCUMENT # 0148394 FILED IN PLAT BOOK D AT PAGE 159, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:**

**BEGINNING AT THE SOUTH EAST CORNER OF SAID PARCEL 3D ON THE SOUTH LINE OF SECTION 25, TOWNSHIP 5 NORTH, RANGE 65 EAST MOUNT DIABLO MERIDIAN FROM WHICH THE SOUTHEAST CORNER OF SAID SECTION 25 BEARS S 89°58'10" E 909.68' AT A STANDARD G.L.O. BRASS CAP MONUMENT;**

**THENCE N 89°58'10" W 484.68' ALONG SAID SECTION LINE;**

**THENCE N 00°00'44" W 963.58' TO THE LINCOLN COUNTY ROAD #4123;**

**THENCE N 80°01'50" E 145.21' ALONG SAID ROAD;**

**THENCE S 89°55'24" E 70.08' ALONG SAID ROAD;**

**THENCE S 79°41'30" E 276.15' ALONG SAID ROAD;**

**THENCE S 00°00'21" E 939.46' TO THE POINT OF BEGINNING.**



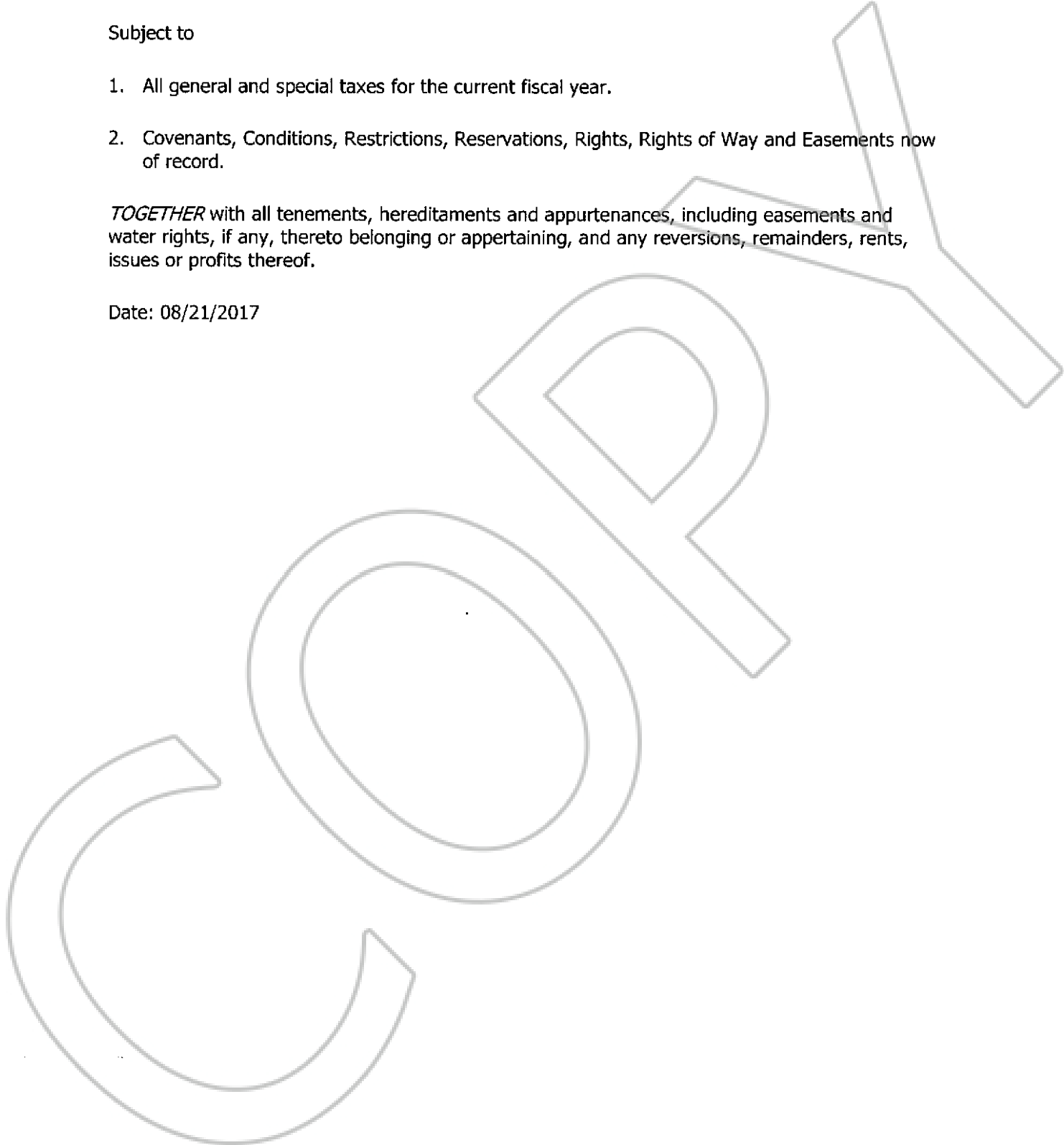
**NOTE: THE ABOVE METES AND BOUNDS DESCRIPTION APPEARED PREVIOUSLY IN THAT CERTAIN DOCUMENT RECORDED DECEMBER 30, 2016, IN BOOK 308, PAGE 304, AS INSTRUMENT NO. 150784.**

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: 08/21/2017





*Richard J Moser*

Richard J. Moser

*Allison Newlon Moser*

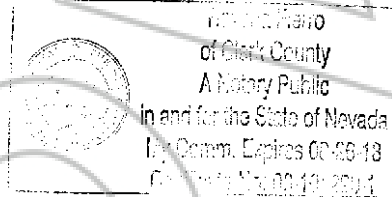
Allison Newlon Moser

STATE OF NEVADA )  
                                  : ss.  
COUNTY OF CLARK )

This instrument was acknowledged before me on  
10-2-17 by  
**Richard J. Moser and Allison Newlon Moser.**

*Roxana Fierro*

*Roxana Fierro*



Notary Public  
(My commission expires: 8-26-18 )

#06-104290-1  
exp. 8.26.18

This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated 09/28/2017 under Escrow No. 119-2526264



STATE OF NEVADA
DECLARATION OF VALUE

Recording requested By
FIRST AMERICAN TITLE COMPANY

Lincoln County - NV

Leslie Boucher - Recorder

Page 1 of 1 Fee: \$35.00
Recorded By: AE RPTT: \$943.80
Book- 314 Page- 0302

1. Assessor Parcel Number(s)

- a) 005-251-34
b)
c)
d)

2. Type of Property

- a) [ ] Vacant Land b) [X] 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 RECORDERS OPTIONAL USE

Book Page
Date of Recording:
Notes:

3. a) Total Value/Sales Price of Property:

\$242,000.00

b) Deed in Lieu of Foreclosure Only (value of property) (\$ )

c) Transfer Tax Value: \$242,000.00

d) Real Property Transfer Tax Due \$943.80

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: Agent

Signature:

Capacity:

SELLER (GRANTOR) INFORMATION (REQUIRED)

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

BUYER (GRANTEE) INFORMATION (REQUIRED)

Robert Owen Hughes, II
Print Name: and Diane Nicole Hughes
Address: 1580 Latigo Drive
City: Henderson
State: NV Zip: 89002

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

First American Title Insurance
Print Name: Company
Address: 7251 West Lake Mead Blvd, Suite 100
City: Las Vegas

File Number: 119-2526264 SW/ hw
State: NV Zip: 89128

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