



A.P.N.: 005-251-08
File No: 119-2535119 (SW)
R.P.T.T.: \$237.90

When Recorded Mail To: Mail Tax Statements To:
Kenneth Bruce Harmon 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 having acquired title as Richard J. Moser, a single man, and Allison Newlon, a single woman as joint tenants with right of survivorship, and not as tenants in common

do(es) hereby GRANT, BARGAIN and SELL to

Kenneth Bruce Harmon, a married man and Diane Nicole Hughes, a married woman as joint tenants with right of survivorship

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

PARCEL 2D, OF THAT MAP RECORDED WITH THE LINCOLN COUNTY RECORDER'S OFFICE UNDER DOCUMENT NO. 148394 FILED IN PLAT BOOK D AT PAGE 159 AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTH WEST CORNER OF SAID PARCEL 2D ON THE SOUTH SECTION LINE OF SECTION 25, TOWNSHIP 5 NORTH, RANGE 65 EAST, MOUNT DIABLO MERIDIAN FROM WHICH THE SOUTH QUARTER CORNER OF SAID SECTION 25 BEARS N 89°58'10" W 842.79 FEET;

**THENCE N 00°01'15" W 892.79' TO THE LINCOLN COUNTY ROAD #4123;
THENCE N 80°01'58" W 407.75' ALONG THE SAID ROAD;
THENCE S 00°00'44" E 963.58' TO THE SOUTH SECTION LINE OF SAID SEC 25;
THENCE N 89°58'10" W 401.48' TO THE POINT OF BEGINNING;
CONTAINING 8.556 ACRES MORE OR LESS.**

NOTE: THE ABOVE METES AND BOUNDS DESCRIPTION APPEARED PREVIOUSLY IN THAT CERTAIN DOCUMENT RECORDED NOVEMBER 06, 2015, IN BOOK 299, PAGE 351, AS INSTRUMENT NO. 148532.

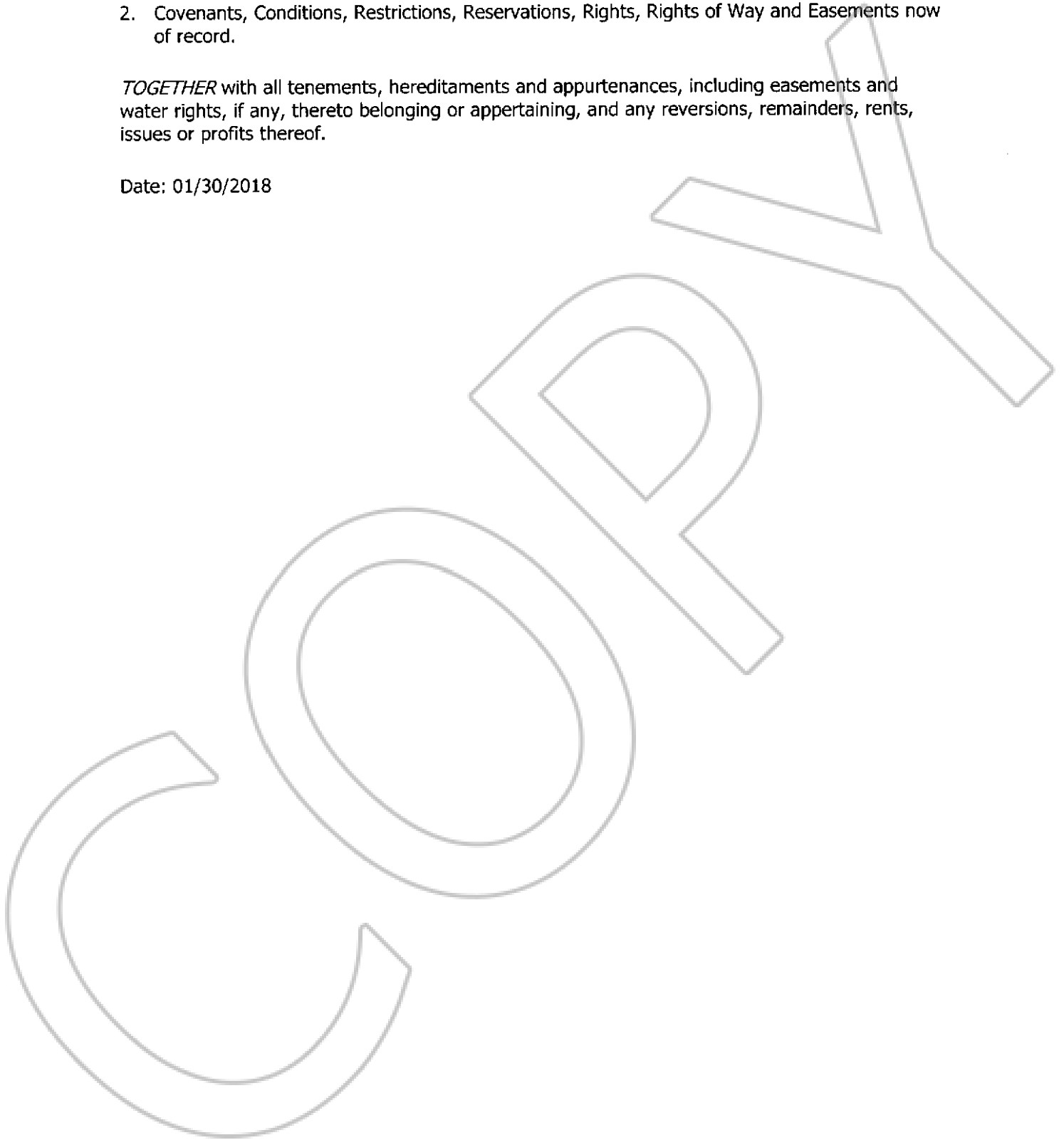
Subject to



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: 01/30/2018





0153644

Richard J. Moser
Richard J. Moser

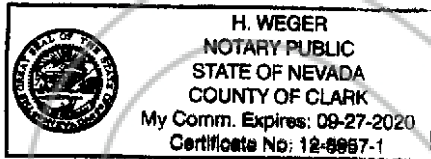
Allison Newlon Moser
Allison Newlon Moser

STATE OF NEVADA)
: ss.
COUNTY OF CLARK)

This instrument was acknowledged before me on
11/30/18 by
Richard J. Moser and Allison Newlon Moser.

H. Weger
Notary Public
(My commission expires: 9/27/2020)

This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated 01/25/2018 under Escrow No. 119-2535119



H. Weger
No. 12-8957-1
Exp. 09.27.2020

STATE OF NEVADA
DECLARATION OF VALUE

Recording requested By
FIRST AMERICAN TITLE CO.

Lincoln County - NV

Leslie Boucher - Recorder

Page 1 of 1 Fee: \$35.00

Recorded By: LB RPTT: \$237.90

Book- 317 Page- 0058

1. Assessor Parcel Number(s)

- a) 005-251-08
b)
c)
d)

2. Type of Property

- a) [X] 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 RECORDERS OPTIONAL USE
Book Page:
Date of Recording:
Notes:

- 3. a) Total Value/Sales Price of Property: \$61,000.00
b) Deed in Lieu of Foreclosure Only (value of property) (\$)
c) Transfer Tax Value: \$61,000.00
d) Real Property Transfer Tax Due \$237.90

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)

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

BUYER (GRANTEE) INFORMATION (REQUIRED)

Kenneth Bruce Harmon
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: 119-2535119 SW/ SW
State: NV Zip: 89128

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