

LINCOLN COUNTY, NV **2018-154070**  
\$35.00  
RPTT:\$0.00 Rec:\$35.00 **04/04/2018 12:01 PM**  
FIRST AMERICAN TITLE PASEO VERDE Pgs=2 AE  
**OFFICIAL RECORD**  
LESLIE BOUCHER, RECORDER E05

A.P.N.: 004-071-16  
File No: 116-2539142 (dp)  
R.P.T.T.: \$Exempt 05

When Recorded Mail To: Mail Tax Statements To:  
Rosemarie Graves  
Post Office Box 2541  
Overton, NV 89040

**GRANT, BARGAIN and SALE DEED**

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

Nicholas F. Graves, spouse of the grantee herein

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

Rosemarie Graves, a married woman as her sole and separate property

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

BEGINNING AT THE NORTHEAST CORNER OF LOT 2 IN BLOCK 57 IN THE ALAMO TOWN, AND RUNNING THENCE EAST ALONG THE SOUTH SIDE OF BROADWAY STREET, A DISTANCE OF 148.5 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING EAST ALONG THE SOUTH SIDE OF BROADWAY STREET, A DISTANCE OF 49.5 FEET; THENCE RUNNING AT RIGHT ANGLE SOUTH A DISTANCE OF 247.5 FEET; THENCE RUNNING WEST AT RIGHT ANGLES A DISTANCE OF 49.5 FEET; THENCE RUNNING AT RIGHT ANGLES NORTH A DISTANCE OF 247.5 FEET TO THE TRUE POINT OF BEGINNING AND BEING A PARCEL OF LAND 49.5 FEET FRONTING ON BROADWAY STREET AND EXTENDING BACK A DEPTH OF 247.5 FEET.

NOTE: THE ABOVE METES AND BOUNDS DESCRIPTION APPEARED PREVIOUSLY IN THAT CERTAIN DOCUMENT RECORDED DECEMBER 04, 1985, IN BOOK 69, PAGE 35, AS INSTRUMENT NO. 84285.

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.

*THIS DEED IS GIVEN TO DIVEST ANY COMMUNITY PROPERTY INTEREST Nicholas F. Graves MAY HAVE IN THE ABOVE DESCRIBED REAL PROPERTY BY REASON OF HIS/HER MARRIAGE TO Rosemarie Graves.*

*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.



**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)  
 a) 004-071-16  
 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: \$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 375.090, Section: 05  
 b. Explain reason for exemption: Transfer from spouse to spouse 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: *Nicholas F. Graves*  
 Signature: \_\_\_\_\_

Capacity: *Agent*  
 Capacity: \_\_\_\_\_

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

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

Print Name: Nicholas F. Graves  
 Address: Post Office Box 2541  
 City: Overton  
 State: NV Zip: 89040

Print Name: Rosemarie Graves  
 Address: Post Office Box 2541  
 City: Overton  
 State: NV Zip: 89040

**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: 116-2539142 dp/ dp  
 State: NV Zip: 89074