

LINCOLN COUNTY, NV

2018-155176

\$35.00

RPTT:\$0.00 Rec:\$35.00

09/05/2018 08:47 AM

FA NV NTC MAIN

Pgs=2 AE

OFFICIAL RECORD

LESLIE BOUCHER, RECORDER E05

A.P.N.: 001-042-05  
File No: 13895-2547086 (TV)  
R.P.T.T.: \$Exempt 5

When Recorded Mail To: Mail Tax Statements To:  
Joseph S Adams  
6750 Curry Rd  
Fallon, NV 89406

**GRANT, BARGAIN and SALE DEED**

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

Teresa Adams, spouse of the grantee

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

Joseph S Adams, a married man

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

LOTS NINE (9) AND TEN (10), IN BLOCK NUMBERED FIFTY-ONE (51), IN THE TOWN OF PIOCHE, COUNTY OF LINCOLN, STATE OF NEVADA, AS SAID LOTS AND BLOCKS ARE DELINEATED AND DESCRIBED ON THE OFFICIAL PLAT OF SAID TOWN, ON FILE AND OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF LINCOLN COUNTY NEVADA.

EXCEPTING THERE FROM THAT PORTION AS CONVEYED PER DEED RECORDED OCTOBER 9, 1986 IN BOOK 72, PAGE 388 AS INSTRUMENT NO. 85745 OF OFFICIAL RECORDED, 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.

*THIS DEED IS GIVEN TO DIVEST ANY COMMUNITY PROPERTY INTEREST Teresa Adams MAY HAVE IN THE ABOVE DESCRIBED REAL PROPERTY BY REASON OF HIS/HER MARRIAGE TO Joseph S Adams.*

*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: 08/21/2018

Teresa Adams  
Teresa Adams

STATE OF Nevada )  
COUNTY OF Churchill ) :ss.

This instrument was acknowledged before me on  
Aug. 23, 2018 by

Teresa Adams  
\_\_\_\_\_  
Notary Public  
(My commission expires: 12-16-2019)



WENDY T. GREENWELL  
NOTARY PUBLIC  
STATE OF NEVADA  
Appl. No. 00-59883-4  
MY APPT. EXPIRES DECEMBER 16, 2019

Wendy T Greenwell  
Nevada  
00-59883-4  
12/16/19

**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)  
 a) 001-042-05  
 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 \_\_\_\_\_

FOR RECORDERS OPTIONAL USE	
Book _____	Page: _____
Date of Recording: _____	
Notes: _____	

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

4. **If Exemption Claimed:**

- a. Transfer Tax Exemption, per 375.090, Section: 5  
 b. Explain reason for exemption: spouse to spouse

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: Teresa Adams

Capacity: Grantor

Signature: \_\_\_\_\_

Capacity: \_\_\_\_\_

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

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

Print Name: Teresa Adams

Print Name: Joseph S Adams

Address: 6750 Curry Rd

Address: 6750 Curry Rd

City: Fallon

City: Fallon

State: NV Zip: 89406

State: NV Zip: 89406

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

Print Name: FA NV NTC Main

File Number: 13895-2547086 TV/ TV

Address: 2500 North Buffalo Drive, Suite 150

City: Las Vegas

State: NV Zip: 89128

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