

LINCOLN COUNTY, NV **2019-156306**
\$495.20
RPTT:\$460.20 Rec:\$35.00 **06/03/2019 11:32 AM**
FIRST AMERICAN TITLE PASEO VERDE Pgs=3 KE
OFFICIAL RECORD
AMY ELMER, RECORDER

A.P.N. No.:	004-041-04
R.P.T.T.	\$ 460.20
File No.:	347006 SB Title 9015-2557787
Recording Requested By:	
First American Title	
Mail Tax Statements To:	<i>Same as below</i>
When Recorded Mail To:	
Kevin Smallwood	
P.O. Box 523	
Alamo, NV 89001	

2557787

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That **Dale S. Smallwood and Brittany Smallwood, husband and wife as joint tenants** for valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to **Kevin Smallwood, an unmarried man**, all that real property situated in the County of Lincoln, State of Nevada, bounded and described as follows:

See Exhibit "A" attached hereto and made a part hereof.

***SUBJECT TO:**

1. Taxes for the fiscal year;
2. Reservations, restrictions, conditions, rights, rights of way and easements, if any of record on said premises.

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and any reversions, remainders, rents, issues or profits thereof.

SIGNATURES AND NOTARY ON PAGE 2
THIS GRANT BARGAIN SALE DEED MAY BE SIGNED IN COUNTERPART.

D

Dale S. Smallwood

B S

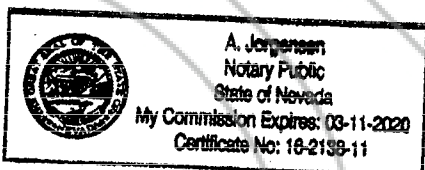
Brittany Smallwood

State of Nevada)
County of Lincoln) ss

This instrument was acknowledged before me on the 16 day of ^{May} ~~March~~ 2019
By: Dale S. Smallwood and Brittany Smallwood

Signature: A Jorgensen
Notary Public

My Commission Expires: 3/11/20



16-2138-11
exp. 3-11-20
A. Jorgensen

The land referred to herein below is situated in the County of Lincoln, State of Nevada, and described as follows:

PARCEL I:

COMMENCING AT THE SOUTHWEST (SW) CORNER OF THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 5, TOWNSHIP 7 SOUTH, RANGE 61 EAST, M.D.B. & M., THENCE RUNNING DUE EAST ALONG THE SOUTH LINE OF SAID NORTHEAST QUARTER (NE 1/4) OF SOUTHWEST QUARTER (SW 1/4) A DISTANCE OF 910 FEET MORE OR LESS TO THE WEST LINE OF MAINE STREET AT THE NORTHEAST (NE) CORNER OF LOT 1, BLOCK 46, ALAMO TOWNSITE ON FILE IN THE OFFICE OF THE COUNTY RECORDER OF SAID LINCOLN COUNTY; RUNNING THENCE NORTH 1° 23' WEST ALONG THE WEST SIDE OF MAIN STREET AND THE PROJECTION THEREOF A DISTANCE OF 685 FEET, THENCE SOUTH 88° 37' WEST A DISTANCE OF 200 FEET, TO THE TRUE POINT OF BEGINNING; THENCE NORTH 1° 23' WEST A DISTANCE OF 218.78 FEET, THENCE DUE WEST A DISTANCE OF 100 FEET, THENCE SOUTH 1° 23' EAST A DISTANCE OF 220.67 FEET, THENCE NORTH 88° 27' EAST A DISTANCE OF 100 FEET TO THE POINT OF BEGINNING.

PARCEL II:

TOGETHER WITH A NON-EXCLUSIVE EASEMENT 45 FEET WIDE FOR A ROADWAY AND UTILITIES, THE CENTER LINE OF WHICH IS DESCRIBED AS FOLLOWS: COMMENCING AT A POINT IN THE WEST LINE OF SAID MAIN STREET AND THE PROJECTION THEREOF A DISTANCE OF 662.50 FEET BEARING NORTH 1° 23' WEST FROM SAID NORTHEAST (NE) CORNER OF LOT 1, BLOCK 46; RUNNING THENCE SOUTH 88° 37' WEST A DISTANCE OF 300 FEET TO THE POINT OF ENDING.

NOTE: THE ABOVE METES AND BOUND DESCRIPTION APPEARED PREVIOUSLY IN THAT CERTAIN DOCUMENT RECORDED JUNE 2, 2006, IN BOOK 217, PAGE 360, AS FILE NO. 126608.

STATE OF NEVADA
DECLARATION OF VALUE FORM

1. Assessor Parcel Number(s)
 a) 004-041-04
 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
 Other _____

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

3. a. Total Value/Sales Price of Property \$ 117,895.00
 b. Deed in Lieu of Foreclosure Only (value of property) ()
 c. Transfer Tax Value: \$ 117,895.00
 d. Real Property Transfer Tax Due \$ 460.20

4. **If Exemption Claimed:**
 a. Transfer Tax Exemption per NRS 375.090, Section _____
 b. Explain Reason for Exemption: _____

5. Partial Interest: Percentage being transferred: _____%
 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 _____ Capacity _____ Grantor _____

✓ Signature *Dale S. Smallwood* Capacity _____ Grantee _____

SELLER (GRANTOR) INFORMATION (REQUIRED)
 Print Name: Dale S. Smallwood, Brittany Smallwood
 Address: P.O. Box 224
 City: Alamo
 State: NV Zip: 89001

BUYER (GRANTEE) INFORMATION (REQUIRED)
 Print Name: Kevin Smallwood
 Address: P.O. Box 523
 City: Alamo
 State: NV Zip: 89001

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)
 Print Name: Stewart Title Company Escrow # 347006 SB #905-255 787
 Address: 840 Pinnacle Ct, Bldg 7 Ste B
 City: Mesquite State: NV Zip: 89027

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED

clo fatto
2500 Paseo Verde #120 Henderson NV 89074