

LINCOLN COUNTY, NV

2019-157180

\$113.00

RPTT:\$78.00 Rec:\$35.00

10/18/2019 09:54 AM

FA NV DIRECT TITLE

Pgs=2 AK

OFFICIAL RECORD

AMY ELMER, RECORDER

A.P. No. 001-192-05
Escrow No. 116-2575906-dp/CJ
R.P.T.T. \$78.00

WHEN RECORDED RETURN TO:

Reed Hoover
387 Darien Court
Henderson, NV 89014

MAIL TAX STATEMENTS TO:

Reed Hoover
387 Darien Court
Henderson, NV 89014

GRANT, BARGAIN and SALE DEED

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

Wesley A. Morton and Diane E. Morton, Trustees of the Wesley and Diane Morton Trust,
dated August 5, 1997

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

Reed Hoover, an unmarried man

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

**THAT PORTION OF THE SOUTHWEST QUARTER (SW1/4) OF SECTION 15, TOWNSHIP
1 NORTH, RANGE 67 EAST, M.D.B. AND M., LINCOLN COUNTY, NEVADA, DESCRIBED
AS FOLLOWS:**

**PARCEL 16-A, AS SHOWN BY MAP THEREOF IN PLAT BOOK B, PAGE 433, FILE
NUMBER 118170 IN THE OFFICE OF THE COUNTY RECORDER, 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.

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) 001-192-05
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: \$20,000.00
b) Deed in Lieu of Foreclosure Only (value of property) (\$ _____)
c) Transfer Tax Value: \$20,000.00
d) Real Property Transfer Tax Due \$78.00
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: *Wesley Morton* Capacity: *Agent*
Signature: _____ Capacity: _____

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

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

Print Name: Wesley and Diane Morton Trust
Address: 780 East Nichols Canyon Drive
City: Cedar City
State: UT Zip: 84721

Print Name: Reed Hoover
Address: 387 Darien Court
City: Henderson
State: NV Zip: 89014

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

FANV-Direct Title / First American Title
Print Name: Insurance Company File Number: 116-2575906 dp/ JB
Address: 2500 Paseo Verde Parkway, Suite 120
City: Henderson State: NV Zip: 89074

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