

LINCOLN COUNTY, NV

2019-157296

\$35.00

RPTT:\$0.00 Rec:\$35.00

11/08/2019 10:21 AM

FA NV DIRECT TITLE

Pgs=2 KE

OFFICIAL RECORD

AMY ELMER, RECORDER

E05

A.P.N.: 004-041-03

File No: 116-2576487 (dp)

R.P.T.T.: \$Exempt 05

When Recorded Mail To: Mail Tax Statements To:
Eduardo Guerrero-Reyes
P.O. Bpx
Alamo, NV 89001

GRANT, BARGAIN and SALE DEED

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

Gina Lee Aiello, spouse of the grantee herein

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

Eduardo Guerrero-Reyes, a married man as his sole and separate property

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

COMMENCING AT THE SOUTHWEST CORNER OF THE NE 1/4 SW1/4 OF SECTION 5, TOWNSHIP 7 SOUTH, RANGE 61 EAST, M.D.B.&M.; THENCE RUNNING DUE EAST ALONG THE SOUTH LINE OF SAID NE 1/4 SW1/4 A DISTANCE OF 910 FEET, MORE OR LESS TO THE WEST LINE OF MAIN STREET AT THE NORTHEAST 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 SAID MAIN STREET AND THE PROJECTION THEREOF, A DISTANCE OF 685 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING NORTH 1° 23' WEST ALONG THE WEST SIDE OF SAID MAIN STREET AND THE PROJECTION THEREOF, A DISTANCE OF 115 FEET; THENCE SOUTH 88° 37' WEST, A DISTANCE OF 200 FEET; THENCE SOUTH 1° 23' EAST, A DISTANCE OF 115 FEET; THENCE NORTH 88° 37' EAST, A DISTANCE OF 200 FEET TO THE POINT OF BEGINNING.

NOTE : THE ABOVE METES AND BOUND DESCRIPTION APPEARED PREVIOUSLY IN THAT CERTAIN DOCUMENT RECORDED JUNE 16, 1998, IN BOOK 135, PAGE 262, AS INSTRUMENT NO. 111149.

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 Gina Lee Aiello MAY HAVE IN THE ABOVE DESCRIBED REAL PROPERTY BY REASON OF HIS/HER MARRIAGE TO Eduardo Guerrero-Reyes.

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.

Gina Aiello
Gina Lee Aiello

STATE OF **NEVADA**)
)
COUNTY OF Lincoln)
)
:ss.

This instrument was acknowledged before me on
10-25-19 by
Gina Lee Aiello

Robin E. Simmers
Notary Public
(My commission expires: 11-6-2022)



**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 004-041-03 _____
- 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: \$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: *Gina Lee Aiello*
Signature: _____

Capacity: *Agent*
Capacity: _____

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

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

Print Name: Gina Lee Aiello
Address: PO Box 267
City: Alamo
State: NV Zip: 89001

Print Name: Eduardo Guerrero-Reyes
Address: P.O. Box 267
City: Alamo
State: NV Zip: 89001

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

FANV-Direct Title / First American Title
Print Name: Insurance Company
Address: 2500 Paseo Verde Parkway, Suite 120
City: Henderson

File Number: 116-2576487 dp/ JB
State: NV Zip: 89074

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