

LINCOLN COUNTY, NV  
\$154.00  
RPTT:\$117.00 Rec:\$37.00  
FA NV DIRECT TITLE  
OFFICIAL RECORD  
AMY ELMER, RECORDER

**2020-158032**

**01/24/2020 10:05 AM**

Pgs=2 AK

*A.P. No.* 003-141-10  
*Escrow No.* 116-2581634-dp/CJ  
*R.P.T.T.* \$117.00

*WHEN RECORDED RETURN TO:*  
Kenneth Reed and Laurel Reed  
5567 Northridge Lane  
Las Vegas, NV 89122

*MAIL TAX STATEMENTS TO:*  
Kenneth Reed and Laurel Reed  
5567 Northridge Lane  
Las Vegas, NV 89122

**GRANT, BARGAIN and SALE DEED**

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

John G. Barton, Jr., a single man as his sole and separate property

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

Kenneth Reed and Laurel Reed, husband and wife as joint tenants with right of survivorship

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

**LOT SIX (6) IN BLOCK "C" OF THE WEST END ADDITION TO THE CITY OF CALIENTE, AS SHOWN ON THE MAP THEREOF RECORDED OCTOBER 6, 1926, IN BOOK A OF PLATS, PAGE 44, IN THE OFFICE OF THE COUNTY RECORDER OF LINCOLN COUNTY, NEVADA.**

**EXCEPTING THEREFROM A STRIP OF LAND 5 FEET WIDE ON THE NORTHEASTERLY SIDE OF SAID LOT.**

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) 003-141-10  
 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: \$30,000.00  
 b) Deed in Lieu of Foreclosure Only (value of property) ( \$ \_\_\_\_\_ )  
 c) Transfer Tax Value: \$30,000.00  
 d) Real Property Transfer Tax Due \$117.00

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: *John G. Barton, Jr.*  
 Signature: \_\_\_\_\_

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

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

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

Print Name: John G. Barton, Jr.  
 Address: P.O. Box 682  
 City: Caliente  
 State: NV      Zip: 89008

Print Name: Reed  
 Address: 5567 Northridge Lane  
 City: Las Vegas  
 State: NV      Zip: 89122

**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: 116-2581634 dp/ JB  
 State: NV      Zip: 89074

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