

LINCOLN COUNTY, NV

2020-158332

\$329.50

RPTT:\$292.50 Rec:\$37.00

05/08/2020 10:13 AM

FA NV DIRECT TITLE

Pgs=3 AK

OFFICIAL RECORD

AMY ELMER, RECORDER

APN: 004-141-41

Escrow No: 20003323-204-SBS

R.P.T.T: \$ 292.50

9015-258463

Recording Requested By: Stewart Title Company

Mail Tax Statements To: *Same as below*

When Recorded Mail To:

VALERIA I CAPELL

P.O. Box 324

Moapa, NV 89025

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That for valuable consideration, the receipt of which is hereby acknowledged, Christene E. Balew, as surviving Joint Tenant

does hereby Grant, Bargain, Sell and Convey to Valeria I. Capell, an unmarried woman

all that real property situated in the County of Lincoln, State of Nevada, described as follows:

For Legal Description, See Attached Exhibit "A", attached hereto and made a part hereof.

SUBJECT TO:

1. Taxes for 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.

See page 2 for signature of Grantor(s) and Notary Acknowledgment

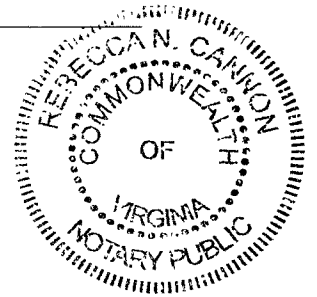
Christene E. Balew

Christene E. Balew

State of Virginia }
County of Washington } ss
This instrument was acknowledged before me on 4th Day of May 2020

by: Christene E. Balew

Signature: Rebecca Cannon
Notary Public



Rebecca N. Cannon
Commonwealth of
Virginia
Notary Public

exhibit "A"

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

PARCEL 5-4 LOCATED IN THE SOUTH HALF (S 1/2) OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 5, TOWNSHIP 7 SOUTH, RANGE 61 EAST, M. D. B. & M. AS RECORDED IN PLAT A, PAGE 290, OF THE OFFICIAL RECORDS OF LINCOLN COUNTY ON JUNE 20, 1988, CONTAINING .494 ACRE.

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)

- a) 004-141-41
- 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

ONLY
Book _____ Page _____
Date of Recording: _____
Notes: _____

3. Total Value/Sales Price of Property:

\$75,000.00
Deed in Lieu of Foreclosure Only (value of property) \$ _____
Transfer Tax Value \$75,000.00
Real Property Transfer Tax Due: \$ 292.50

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 Christene E. Balew Capacity: Grantor
Signature _____ Capacity: Grantee

**(GRANTOR) INFORMATION
(REQUIRED)**

Print Name: Christene E. Balew
Address: P.O. Box 831
Arlington VA 22212

**(GRANTEE) INFORMATION
(REQUIRED)**

Print Name: Valeria I. Capell
Address: P.O. Box 324
Madaya NV 89025

COMPANY/PERSON REQUESTING RECORDING (Required if not the Seller or Buyer)

Print Name: Stewart Title Company/Stacey Bixler Escrow #: 20003323-SBS
Address: 840 Pinnacle Court, Building 7, Suite B, Mesquite, NV 89027
City, State, ZIP Code _____

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

e/o FANV-Direct Title