

LINCOLN COUNTY, NV

2020-158724

\$37.00

RPTT:\$0.00 Rec:\$37.00

07/09/2020 03:42 PM

DIRECT DEEDS LLC

Pgs=3 KE

OFFICIAL RECORD

AMY ELMER, RECORDER

E05

APN: 006-291-21

**When Recorded Mail Document
and Tax Statement To**

MARTIN E. ROMANS AND PATRICIA JEAN ROMANS
JASON ROMANS AND KRISTAL ROMANS
6138 ECHO DAM ROAD
PIOCHE, NV 89043

RPTT: #5

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That

MARTIN E. ROMANS AND PATRICIA JEAN ROMANS, HUSBAND AND WIFE AS JOINT TENANTS
WITH RIGHT OF SURVIVORSHIP

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do(es) hereby Grant,
Bargain, Sell and Convey to

MARTIN E. ROMANS AND PATRICIA JEAN ROMANS, HUSBAND AND WIFE AND JASON ROMANS
AND KRISTAL ROMANS, HUSBAND AND WIFE AS JOINT TENANTS

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

Legal Description: SEE EXHIBIT "A" ATTACHED

ADDRESS COMMONLY KNOWN AS: 6138 ECHO DAM ROAD, PIOCHE NV 89043

SUBJECT TO: 1. Taxes for the fiscal year

2. Covenants, Conditions, Reservations, Rights, Rights of Way and Easements now of
record.

Together with all and singular tenements, hereditaments and appurtenances thereunto belonging or in
anywise appertaining.

GBSD-006-291-21

Signature page to follow

Martin E Romans

MARTIN E. ROMANS

Patricia Jean Romans

PATRICIA JEAN ROMANS

STATE OF Nevada

COUNTY OF Nye

This instrument was acknowledged before me

on July 2, 2020

BY MARTIN E. ROMANS, PATRICIA JEAN ROMANS

Signature

Linda Lee Grayot

Notary Public

My Commission Expires: 01-28-2023

GBSD-006-251-21 SIGNATURE PAGE



EXHIBIT "A"

LEGAL DESCRIPTION

A PARCEL OF LAND SITUATE WITHIN THE SOUTHWEST QUARTER (SW1/4) OF SECTION 31, TOWNSHIP 1 NORTH, RANGE 69 EAST, M.D.B.&M., BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO WIT:

BEGINNING AT THE MOST WESTERLY POINT OF THIS PARCEL ON THE SOUTHEASTERLY SIDE OF THE COUNTY ROAD AT A POINT FROM WHICH THE WEST QUARTER CORNER OF SAID SECTION 31, TOWNSHIP 1 NORTH, RANGE 69 EAST, M.D.B.&M., BEARS NORTH, $46^{\circ}27'55''$ WEST, A DISTANCE OF 488.82 FEET; THENCE NORTH $48^{\circ}54'11''$ EAST, A DISTANCE OF 286.45 FEET TO THE MOST NORTHERLY POINT; THENCE SOUTH $45^{\circ}48'33''$ EAST A DISTANCE OF 389.85 FEET TO THE MOST EASTERLY POINT OF THIS PARCEL; THENCE SOUTH $45^{\circ}45'43''$ WEST A DISTANCE OF 373.34 FEET TO THE MOST SOUTHERLY POINT; THENCE NORTH $48^{\circ}56'03''$ WEST A DISTANCE OF 296.86 FEET TO A POINT; THENCE NORTH $20^{\circ}46'12''$ EAST A DISTANCE OF 68.29 FEET TO A POINT; THENCE NORTH $18^{\circ}25'12''$ WEST, A DISTANCE OF 89.64 FEET TO A POINT OF BEGINNING.

NOTE : THE ABOVE METES AND BOUND DESCRIPTION APPEARED PREVIOUSLY IN THAT CERTAIN DOCUMENT RECORDED DECEMBER 21, 2006, IN BOOK 227, PAGE 253, AS INSTRUMENT NO. 128081.

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
 a. 006-291-21
 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 \$ 0.0
 b. Deed in Lieu of Foreclosure Only (value of property (_____)
 c. Transfer Tax Value: \$ 0.0
 d. Real Property Transfer Tax Due \$ 0.0

4. **If Exemption Claimed:**
 a. Transfer Tax Exemption per NRS 375.090, Section 5
 b. Explain Reason for Exemption: add son 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 Norma J Green Capacity: Agent

Signature _____ Capacity: _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)
 Print Name: Martin E. Romans, Patricia Jean Romans
 Address: 6138 Echo Dam Road
 City: Pioche
 State: NV Zip: 89043

BUYER (GRANTEE) INFORMATION
(REQUIRED)
 Print Name: Martin E. Romans, Patricia Jean Romans, Jason Romans and Kristal Romans
 Address: 6138 Echo Dam Road
 City: Pioche
 State: NV Zip: 89043

COMPANY/PERSON REQUESTING RECORDING (Required if not seller or buyer)
 Print Name: Direct Deeds LLC Escrow # Accomodation Instructions
 Address: 3030 S Jones Blvd, Ste 104
 City: Las Vegas State: NV Zip: 89146