

A.P.N.: 001-101-25
File No: 14769-2600275 (MH)
R.P.T.T.: ~~\$319.80~~ \$331.80

LINCOLN COUNTY, NV
\$37.00
RPTT:\$0.00 Rec:\$37.00
FA NV NTC MAIN
OFFICIAL RECORD
AMY ELMER, RECORDER

2020-159170
11/02/2020 09:29 AM
Pgs=2 AK

When Recorded Mail To: Mail Tax Statements To:
Ronald Carl Edens, II
9744 Temple Park Court
Las Vegas NV 89178

GRANT, BARGAIN and SALE DEED

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

Sheryl Moore, an unmarried woman

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

Ronald Carl Edens, II, a married man as his sole and separate property

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

LOTS 31,32, 33 & 34 IN BLOCK 18 IN THE TOWN OF PIOCHE, LINCOLN COUNTY, NEVADA AS SAID LOTS AND BLOCK ARE PLATTED AND DESCRIBED ON THE OFFICIAL PLAT OF SAID TOWN OF PIOCHE, NOW ON FILE AND OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF SAID LINCOLN COUNTY, NEVADA AND TO WHICH PLAT AND THE RECORDS THEREOF REFERENCE IS HEREBY MADE FOR FURTHER PARTICULAR DESCRIPTION.

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.

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.

Sheryl Moore
Sheryl Moore

STATE OF Ohio)
COUNTY OF Fairfield) ss.

This instrument was acknowledged before me on 28th Oct 2020 by Sheryl Moore.

Carl D DeMatteo
Notary Public
(My commission expires: 10-10-2022)



CARL D. DeMATTEO
Notary Public, State of Ohio
My Commission Expires 10-10-2022

This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed under Escrow No. 14769-2600275.

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 001-101-25
- 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: \$85,000.00
- b) Deed in Lieu of Foreclosure Only (value of property) (\$ _____)
- c) Transfer Tax Value: \$85,000.00
- d) Real Property Transfer Tax Due: ~~\$319.80~~ \$331.80

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: Sheryl Moore

Capacity: Seller

Signature: _____

Capacity: _____

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

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

Print Name: Sheryl Moore

Print Name: Ronald Carl Edens, II

Address: 430 North Columbus St

Address: 522 & 524 Main Street 9744 Temple Perfect

City: Lancaster

City: Pioche-LV

State: OH Zip: 43130

State: NV Zip: 89043 89178

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

First American Title Insurance
Print Name: Company
Address: 2500 N Buffalo Drive, Ste 105
City: Las Vegas

File Number: 14769-2600275 MH/ MH
State: NV Zip: 89128

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

* ~~FANTE~~ * FA NV NTC main