

LINCOLN COUNTY, NV

2021-159505

\$407.50

RPTT:\$370.50 Rec:\$37.00 01/22/2021 03:38 PM

FIRST AMERICAN TITLE INSURANCE COMPANY 3 AK

OFFICIAL RECORD

AMY ELMER, RECORDER

A.P. No. 004-112-07
Escrow No. 13895-2606828-RC/CJ
R.P.T.T. \$370.50

WHEN RECORDED RETURN TO:

Jackson B Bowman
355 Pahrana gat Street
Alamo, NV 89001

MAIL TAX STATEMENTS TO:

Jackson B Bowman
355 Pahrana gat Street
Alamo, NV 89001

GRANT, BARGAIN and SALE DEED

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

Derek K Bowman and Bianca Bowman, husband and wife and Cheyenne Bowman, an unmarried woman as joint tenants with right of survivorship

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

Jackson B Bowman, an unmarried man

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

PARCEL 1:

DESCRIPTION OF A PARCEL OF LAND IN THE SOUTHWEST CORNER OF BLOCK 66 (BEING IN THE SOUTH HALF OF SAID BLOCK 66 WHICH IS NOT SHOWN ON THE ORIGINAL TOWN PLAT FILED IN BOOK A, PAGE 41 OF LINCOLN COUNTY RECORDS, BUT OTHERWISE ACCEPTED LOCALLY AS A REGULAR BLOCK CONFORMING TO ALL OTHER BLOCKS AS PLATTED) OF THE TOWN OF ALAMO, LINCOLN COUNTY, NEVADA AND AS SHOWN ON THE RECORD OF SURVEY, BOUNDARY LINE ADJUSTMENT, FILE # 0129927, PLAT BOOK C, AT PAGE 357, WHICH IS LOCATED WITHIN THE NW ¼ OF SECTION 8, T. 7 S., R. 61 E., M.D.M. AND FURTHER DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHWEST CORNER OF THE SUBJECT PARCEL MONUMENTED BY A REBAR WITH PLASTIC CAP STAMPED L. SMITH PLS 12751 FROM WHICH THE NORTHEAST CORNER OF SAID SECTION 8 BEARS 85° 21' 44" E.

3143.19';

THENCE N 02° 08' 43" W 90.11' TO A PK NAIL WITH DISC STAMPED L. SMITH PLS 12751;

THENCE S 89° 55' 33" E 104.02' TO A PK NAIL WITH DISC STAMPED L. SMITH PLS 12751;

THENCE S 00° 13' 35" E 89.52' TO A REBAR AND PLASTIC CAP STAMPED L. SMITH PLS 12751;

THENCE N 89° 53' 54" W 100.99' TO THE POINT OF BEGINNING.

THE BASIS OF BEARING IS THE NORTH LINE OF THE ALAMO SMITH SUBDIVISION PLAT BOOK A, PAGES 124 AND 125, FROM THE NORTHWEST CORNER TO THE NORTHEAST CORNER WHICH IS N 89° 23' 52" E.

PARCEL 2:

AN AREA OF LAND ALONG THE SOUTH SIDE OF THE CEMENT BLOCK WALL ON THE NORTH BOUNDARY OF THE HIGBEE PROPERLY IN THE SOUTH HALF OF BLOCK 66, WHICH SOUTH HALF NOT SHOWN ON THE ORIGINAL MAP OF ALAMO, HAS SUBSEQUENTLY BEEN LAID OUT AND ACCEPTED AS IF IT IS THE SAME AS ALL OTHER BLOCKS, IT IS LOCATED IN SECTION 8, T. 7 S., R. 61 S., M.D.M. AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**BEGINNING AT THE NORTH EAST CORNER OF THE SAID WALL AT A PK NAIL WITH DISC STAMPED L. SMITH PLS 12751 FROM WHICH POINT THE NORTHEAST CORNER OF SAID SECTION 8 BEARS N 86° 54' 00" E. 3036.70';
THENCE S 00° 13' 35" E 0.52';
THENCE ALONG THE DEED LINE (BOOK 128, PAGE 589) S 89° 46' 25" W 103.98';
THENCE N 02° 08' 43" W 1.06' TO A PK NAIL AND DISC STAMPED L. SMITH PLS 12751 ON THE SAID WALL;
THENCE S 89° 55' 33" E 104.01' ALONG SAID WALL TO THE POINT OF BEGINNING.
THE BASIS OF BEARING IS THE NORTH SECTION LINE OF SAID SECTION 8 GIVEN AS N 89° 43' 04" W ON THE BOUNDARY LINE ADJUSTMENT MAP FILED PLAT BOOK C, PAGE 357.**

THE ABOVE METES AND BOUNDS DESCRIPTIONS HAVE BEEN PREPARED BY SURVEYOR LEONARD SMITH, PLS 12751.

THE ABOVE METES AND BOUNDS DESCRIPTION APPEARED PREVIOUSLY IN THAT CERTAIN DOCUMENT RECORDED MARCH 24, 2017, IN BOOK 309, PAGE 638, AS INSTRUMENT NO. 151044.

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.

Date: Print Date 01/19/2021

DK

Derek K Bowman

Bianca Bowman

Bianca Bowman

Bianca Bowman

Cheyenne Bowman

Cheyenne Bowman

STATE OF Nevada,
: ss.
COUNTY OF Lincoln

This instrument was acknowledged before me on
1-20-21 by
**Derek K Bowman and Bianca Bowman and
Cheyenne Bowman.**

Betsy Comella
Notary Public
(My commission expires: 11-24-24)



This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated Print
Date 01/19/2021 under Escrow No. 13895-2606828

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
 a) 004-112-07
 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. a) Total Value/Sales Price of Property: \$95,000.00
 b) Deed in Lieu of Foreclosure Only (value of property) (\$ _____)
 c) Transfer Tax Value: \$95,000.00
 d) Real Property Transfer Tax Due \$370.50

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: *[Signature]*
 Signature: *[Signature]*

Capacity: Sellers
 Capacity: Buyer

SELLER (GRANTOR) INFORMATION
(REQUIRED)

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Derek K Bowman and Bianca Bowman and Cheyenne Bowman
 Address: 446 Danielle Court
 City: Alamo
 State: NV Zip: 89001

Print Name: Jackson B Bowman
 Address: 355 Pahrana gat Street
 City: Alamo
 State: NV Zip: 89001

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)
 Print Name: First American Title Insurance Company File Number: 13895-2606828 RC/RC
 Address: 2500 N Buffalo Drive, Suite 120
 City: Las Vegas State: NV Zip: 89128

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