LINCOLN COUNTY, NV

2021-159692

\$466.00

RPTT:\$429.00 Rec:\$37.00 **03/05/2021 11:39 AM**

FIRST AMERICAN TITLE INSURANCE COMPANIS-3 AE

OFFICIAL RECORD

AMY ELMER, RECORDER

A.P.N.:

003-078-29

File No:

13895-2612472 (TV)

R.P.T.T.:

\$429.00

When Recorded Mail To: Mail Tax Statements To: Kevin Wesley Coleman, Jr. and Heather Ann Kennedy P.O. Box 1064 Caliente, NV 89008

GRANT, BARGAIN and SALE DEED

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

Walter E. Wilcox, an unmarried man

do(es) hereby GRANT, BARGAIN and SELL to

Kevin Wesley Coleman, Jr. and Heather Ann Kennedy, husband and wife as joint tenants

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

BEING A PORTION OF THE EAST HALF (E1/2) OF THE EAST HALF (E1/2) OF THE NORTHWEST QUARTER (NW1/4) OF SECTION 8, TOWNSHIP 4 SOUTH, RANGE 67 EAST, M.D.B.&M., COMMONLY KNOWN AS HOUSE NO. 12 IN THE RAILROAD ROW, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

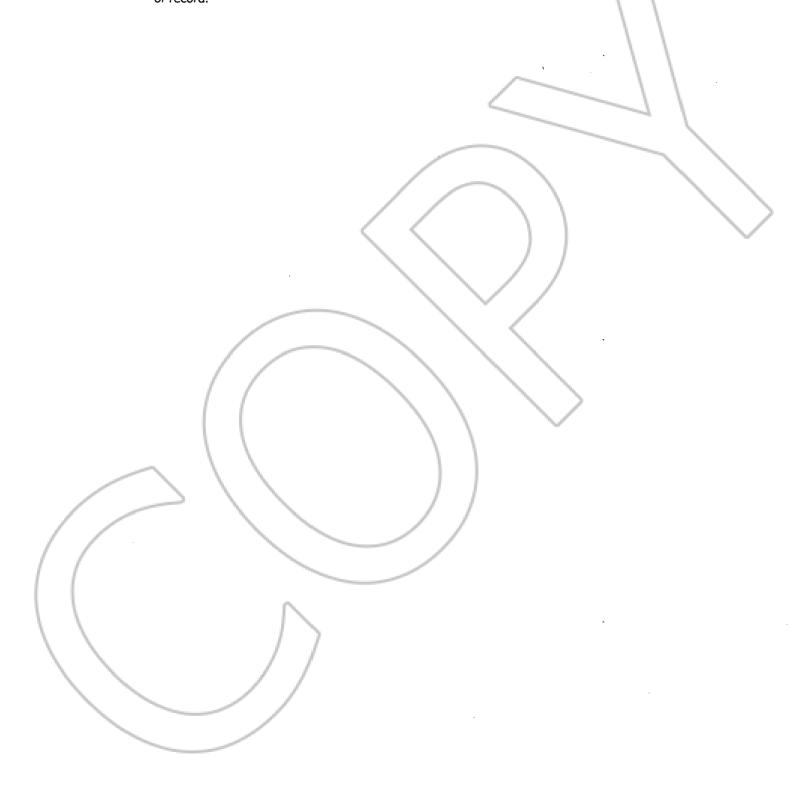
COMMENCING AT THE CENTER OF SAID SECTION 8; THENCE NORTH ALONG THE EAST LINE OF SAID NORTHWEST QUARTER (NW1/4) 974.85 FEET; THENCE WEST AT RIGHT ANGLES TO SAID EAST LINE 514.50 FEET TO THE TRUE POINT OF BEGINNING; THENCE NORTH PARALLEL WITH SAID EAST LINE 54.13 FEET; THENCE WEST AT RIGHT ANGLES 121.00 FEET; THENCE SOUTH 54.13 FEET ALONG THE LINE PARALLEL WITH DISTANCE OF 24.50 FEET MEASURED AT RIGHT ANGLES FROM WEST LINE OF EAST HALF (1/2) OF NORTHWEST QUARTER (NW1/4); THENCE EAST AT RIGHT ANGLES TO SAID PARALLEL LINE 121.00 FEET TO THE TRUE POINT OF BEGINNING.

NOTE THE ABOVE METES AND BOUNDS DESCRIPTION APPEARED PREVIOUSLY IN THAT CERTAIN DOCUMENT RECORDED OCTOBER 02, 2018, AS INSTRUMENT NO 2018-155266.

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.



walter & Wilcu by Tonia & Rallers as his attorney in fact.

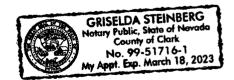
Walter E Wilcox By Tonia L. Rollins as his attorney in fact

STATE OF NV : SS.

On Feb 17, 202 , Tonia L. Rollins personally appeared before me, a Notary Public in and for Clark County, NV known (or proved) to me to be the person whose name is subscribed to the within instrument as the attorney in fact of Walter E. Wilcox and acknowledged to me that he/she subscribed his/her own name as attorney in fact.

Notary Public (My commission expires: 3/10/23

This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed under Escrow No. 13895-2612472.



Giselda Steinberg
Notary Public, State of Nevada
County of Clark
No. 99-51716-1
My Appt. Exp. March 18, 2023

STATE OF NEVADA DECLARATION OF VALUE

1.	Assessor Parcel Number(s)	/\
a)	003-078-29	\ \
b)		\ \
c).		\ \
d)	44,4,4,4,4,4,4,4,4,4,4,4,4,4,4,4,4,4,4,4	\ \
2.	Type of Property	\ \
a)	Vacant Land b) Single Fam. Res	FOR RECORDERS OPTIONAL USE
c)	Condo/Twnhse d) 2-4 Plex	Book Page:
•		
e)	Apt. Bldg. f) Comm'l/Ind'l	Date of Recording:
g)	Agricultural h) Mobile Home	Notes:
i)	Other	
3.	a) Total Value/Sales Price of Property:	\$110,000.00
	b) Deed in Lieu of Foreclosure Only (value of p	roperty) (\$
	c) Transfer Tax Value:	\$110,000.00
	d) Real Property Transfer Tax Due	\$429.00
4.	If Exemption Claimed:	\ / / /
	a. Transfer Tax Exemption, per 375.090, Secti	on:
	b. Explain reason for exemption:	OII.
	B, Explain reason for exemption	
5.	Partial Interest: Percentage being transferred:	100 %
	The undersigned declares and acknowledges, .060 and NRS 375.110, that the information	under penalty of perjury, pursuant to NRS
375	.060 and NRS 375.110, that the information	provided is correct to the best of their
the	rmation and belief, and can be supported by do information provided herein. Furthermore, the	ne parties agree that disallowance of any
clair	med exemption, or other determination of add	itional 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
	er shall be jointly and severally liable for any ad	
	nature: Walter & Willer by Jones 1/2	/ /
	nature: Co his atterney in fact.	Capacity:
And the second second	SELLER (GRANTOR) INFORMATION (REQUIRED)	BUYER (GRANTEE) INFORMATION (REQUIRED)
		Kevin Wesley Coleman, Jr.
	t Name: Walter E Wilcox	Print Name: <u>and Heather Ann Kennedy</u>
Add	ress: PO. 1010 E	Address: P.O. Box 1064
City		City: Caliente
Stat		State: NV Zip: 89008
COM	MPANY/PERSON REQUESTING RECORDIN	<u>G (required if not seller or buyer)</u>
Drin	FANV DIRECT TITLE/ First American t Name: Title Insurance Company	File Number: 13895-2612472 TV/ ar
F 1 \$1 1	701 North Green Valley Parkway Suite	The Number. 13093-2012-72 TV/ at
Add	ress <u>120</u>	
City	Henderson	State: <u>NV</u> Zip: <u>89074</u>
	(AS A PUBLIC RECORD THIS FORM MAY	BE RECORDED/MICROFILMED)