

LINCOLN COUNTY, NV **2021-159692**  
\$466.00  
RPTT:\$429.00 Rec:\$37.00 **03/05/2021 11:39 AM**  
FIRST AMERICAN TITLE INSURANCE COMPANY-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.

COOPY



**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)  
 a) 003-078-29  
 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: \$110,000.00  
 b) Deed in Lieu of Foreclosure Only (value of property) ( \$ \_\_\_\_\_ )  
 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, 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: Walter E. Wilcox by Jane H. H. H. Capacity: GRANTOR/SELLER

Signature: as his attorney in fact. Capacity: \_\_\_\_\_

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

Print Name: Walter E Wilcox  
 Address: PO. 1010 E  
 City: Caliente  
 State: NV Zip: 89008

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

Print Name: Kevin Wesley Coleman, Jr.  
and Heather Ann Kennedy  
 Address: P.O. Box 1064  
 City: Caliente  
 State: NV Zip: 89008

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

FANV DIRECT TITLE/ First American  
 Print Name: Title Insurance Company File Number: 13895-2612472 TV/ ar  
 Address 701 North Green Valley Parkway Suite 120  
 City: Henderson State: NV Zip: 89074

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