

LINCOLN COUNTY, NV

2021-159763

\$37.00

RPTT:\$0.00 Rec:\$37.00

03/23/2021 08:40 AM

SERVICELINK EAST ESCROW

Pgs=2 AE

OFFICIAL RECORD

AMY ELMER, RECORDER

E03

PARCEL IDENTIFICATION NUMBER: 013-150-07

Commitment Number: 27924126

After Recording Return To:  
ServiceLink  
1355 Cherrington Parkway  
Moon Township, PA 15108

SEND TAX STATEMENTS/BILLS TO:

*lw* ~~Larry A. Wimsatt and Sharon Wimsatt~~ *lw*

3380 Skyline Rd., Caliente NV 89008

*LARRY A WIMSATT*

*Sharon Wimsatt*

**GENERAL WARRANTY DEED**

Exempt: Section NRS 375.090(3): Recognize True Status. Spouse updating name.

*lw*  
Larry A. Wimsatt ~~who incorrectly acquired title as Larry L. Wimsatt~~ and Sharon Wimsatt, husband and wife, as joint tenants with right of survivorship, whose mailing address is ~~3380 Skyline Rd., Caliente, NV 89008~~ *PO Box 671* in consideration paid, grant, with general warranty covenants to **Larry A. Wimsatt and Sharon Wimsatt, husband and wife**, as joint tenants with right of survivorship, hereinafter grantees, whose tax mailing address is **3380 Skyline Rd., Caliente, NV 89008**, the following real property:

**A portion of Section 10, Township 3 South, Range 67 East, M.D.B.&M., more particularly described as follows: Parcel 1 of that certain Parcel Map recorded May 28, 1996 in Book A of Plats, Page 484 A-B as File No. 105257, filed in the office of the County Recorder, Lincoln County, Nevada.**

**Property Address is: 3380 Skyline Rd., Caliente, NV 89008**

Prior instrument reference: **130906**

Seller makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property prior to the date the seller acquired title.

The real property described above is conveyed subject to general warranty covenants, the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantors, either in law or equity, to the only proper use, benefit and behalf of the grantees forever.

Executed by the undersigned on 2-5, 2021:

~~Larry A. Wimsatt~~  
~~Larry A. Wimsatt who incorrectly~~  
~~acquired title as Larry L. Wimsatt~~ *lw*  
LARRY A. WIMSATT

Sharon Wimsatt  
Sharon Wimsatt

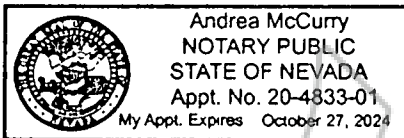
STATE OF NV  
COUNTY OF Lincoln

The foregoing instrument was acknowledged before me on 2-5, 2021 by ~~Larry A. Wimsatt who incorrectly acquired title as Larry L. Wimsatt~~ and Sharon Wimsatt who are personally known to me or have produced NV ID as identification, and furthermore, the aforementioned persons have acknowledged that their signatures were their free and voluntary act for the purposes set forth in this instrument.

*LARRY A. WIMSATT*

Andrea McCurry  
Notary Public

This instrument prepared by:  
Jay A. Rosenberg, Esq., Rosenberg LPA, Attorneys At Law, 3805 Edwards Road, Suite 550,  
Cincinnati, Ohio 45209 (513) 247-9605 Fax: (866) 611-0170.



**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)  
 a. 013-150-07  
 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 \$ 0.00  
 b. Deed in Lieu of Foreclosure Only (value of property (N/A))  
 c. Transfer Tax Value: \$ \_\_\_\_\_  
 d. Real Property Transfer Tax Due \$ \_\_\_\_\_

4. **If Exemption Claimed:**  
 a. Transfer Tax Exemption per NRS 375.090, Section 3  
 b. Explain Reason for Exemption: Recognize True Status. Spouse updating name.

5. Partial Interest: Percentage being transferred: \_\_\_\_\_ %  
 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 Larry A. Wimsatt Capacity: BORROWER  
 Signature Sharon Wimsatt Capacity: CO-BORROWER

**SELLER (GRANTOR) INFORMATION (REQUIRED)**  
 Print Name: Larry A. Wimsatt who incorrectly  
acquired title as Larry L. Wimsatt and  
Sharon Wimsatt  
 Address: 3380 Skyline Rd.  
 City: Caliente  
 State: NV Zip: 89008

**BUYER (GRANTEE) INFORMATION (REQUIRED)**  
 Print Name: Larry A. Wimsatt and Sharon  
Wimsatt  
LARRY A WIMSATT Sharon Wimsatt  
 Address: 3380 Skyline Rd.  
 City: Caliente  
 State: NV Zip: 89008

**COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)**  
 Print Name: ServiceLink Title Agency, Inc. East Escrow Escrow # 27924126  
 Address: 1355 Cherrington Parkway  
 City: Moon Township State: PA Zip: 15108