

A.P.N.: 005-251-12
File No: 13895-2616230 (TV)
R.P.T.T.: \$1,014.00

LINCOLN COUNTY, NV **2021-159795**
\$1,051.00
RPTT:\$1014.00 Rec:\$37.00 **03/31/2021 02:32 PM**
FIRST AMERICAN TITLE INSURANCE COMPANY
OFFICIAL RECORD
AMY ELMER, RECORDER

When Recorded Mail To: Mail Tax Statements To:
Shena Garriss and Eric Garriss
9508 Wakashan Avenue
Las Vegas , NV 89149

GRANT, BARGAIN and SALE DEED

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

James Selman, a single man

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

Shena Garriss and Eric Garriss, wife and husband as joint tenants

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

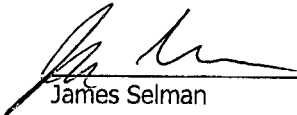
THAT PORTION OF THE NORTHEAST QUARTER (NE1/4) OF THE NORTHEAST QUARTER (NE1/4) OF SECTION 36, TOWNSHIP 5 NORTH, RANGE 65 EAST, M.D.B. AND M., LINCOLN COUNTY, NEVADA, DESCRIBED AS FOLLOWS:

PARCEL 4D OF SUBSEQUENT PARCEL MAP DIVIDING PARCEL FOUR, PLAT BOOK B, PAGE 363, FOR RICHARD MOSER AND ALLISON NEWLON, AS SHOWN UPON MAP THEREOF RECORDED AUGUST 5, 2002 AS FILE 118582 IN PLAT BOOK B, PAGE 443

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.

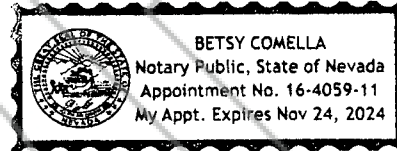

James Selman

James Selman

STATE OF Nevada)
COUNTY OF Lincoln) **ss.**

This Instrument was acknowledged before me on 3-30-2021 by **James Selman.**

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



This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed under Escrow No. 13895-2616230.

* Betsy Comella
Notary Public, State of Nevada
Appointment No. 16-4059-11
My Appt. Expires Nov 24, 2024

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
 a) 005-251-12
 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: \$260,000.00
 b) Deed In Lieu of Foreclosure Only (value of property) (\$ _____)
 c) Transfer Tax Value: \$260,000.00
 d) Real Property Transfer Tax Due \$1,014.00

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: [Signature]
 Signature: _____

Capacity: GRANTOR/SELLER
 Capacity: _____

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

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

Print Name: James Selman
 Address: HC 10 Box 21, 10518 Meadows
 City: SPRINGS
 State: NV Zip: 89043

Print Name: Shena Garriss and Eric Garriss
 Address: 9508 Wakashan Avenue
 City: Las Vegas
 State: NV Zip: 89149

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

FANV DIRECT TITLE/ First American
 Print Name: Title Insurance Company
 Address 701 North Green Valley Parkway #120
 City: Henderson

File Number: 13895-2616230 TV/ ar
 State: NV Zip: 89074

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