

LINCOLN COUNTY, NV

2021-159811

\$1,051.00

RPTT:\$1014.00 Rec:\$37.00 **04/01/2021 12:35 PM**

FIRST AMERICAN TITLE INSURANCE COMPANY

OFFICIAL RECORD

AMY ELMER, RECORDER

A.P.N.: 005-231-39
File No: 13895-2618435 (TV)
R.P.T.T.: \$1,014.00

When Recorded Mail To: Mail Tax Statements To:
James Selman
HC10 Box 21
Pioche , NV 89043

GRANT, BARGAIN and SALE DEED

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

Orasa Williams, a single woman

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

James Selman, a single man

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

PARCEL 3B OF THE GEORGE R. WILLIAMS TRUST PARCEL MAP RECORDED IN BOOK C/150 OF THE LINCOLN COUNTY RECORDS.

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.

Orasa Williams
Orasa Williams

STATE OF _____)
COUNTY OF _____)

ss.

This instrument was acknowledged before me on _____ by
Orasa Williams.

Notary Public
(My commission expires: _____)

This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed under Escrow
No. 13895-2618435.

See attached acknowledgement attached

California Acknowledgment Form

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California }
County of San Diego } ss.

On MARCH 27, 2021 before me, Renate A. Daversa, Notary Public
(here insert name and title of the officer)
personally appeared CRASA WILLIAMS

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

Seal

WITNESS my hand and official seal.



Renate A. Daversa
Signature of Notary Notary Public

Renate A. Daversa
Comm. # 2228571
Notary Public-California
San Diego County, My Comm. Expires Feb. 8, 2022

Optional Information

To help prevent fraud, it is recommended that you provide information about the attached document below.
This is not required under California State notary public law.

Document Title: _____ # of Pages: _____

Notes

Grant, Bargain and Sale Deed

A.P.N. 005-231-39

File No: 13895-2618435(TV)

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
 a) 005-231-39
 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: Orasa Williams
 Signature: _____

Capacity: GRANTOR/SELLER
 Capacity: _____

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

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

Print Name: Orasa Williams
 Address: 8734 Jefferson Ave
 City: La Mesa
 State: California Zip: 91941

Print Name: James Selman
 Address: HC10 Box 21
 City: Pioche
 State: NV Zip: 89043

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, Suite 120
 City: Henderson

File Number: 13895-2618435 TV/ TV
 State: NV Zip: 89074

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