

LINCOLN COUNTY, NV

**2021-160037**

\$380.20

RPTT:\$343.20 Rec:\$37.00

**05/05/2021 02:12 PM**

WESTERN ELITE

Pgs=2 AK

**OFFICIAL RECORD**

**AMY ELMER, RECORDER**

**APN: 010-030-03**

**RECORDING REQUESTED BY:  
WHEN RECORDED DELIVER TO:**

Travis Seward  
3612 Pama Ln.  
Las Vegas, NV 89120

**GRANT, BARGAIN and SALE DEED**

FOR A VALUABLE CONSIDERATION of the sum of \$25,000.00, receipt of which is hereby acknowledged,

First Party, Earl C. Williams, Jr., a married man

Do(es) hereby GRANT, BARGAIN and SELL to

Second Party, Travis Seward, a married man

The 240 acres of real property situated in the County of Lincoln, State of Nevada, described as follows:

**Parcel: 010-030-03, Roll 001140, R54E, T3S, Sect. 25**

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.

[SIGNATURE PAGE TO FOLLOW]

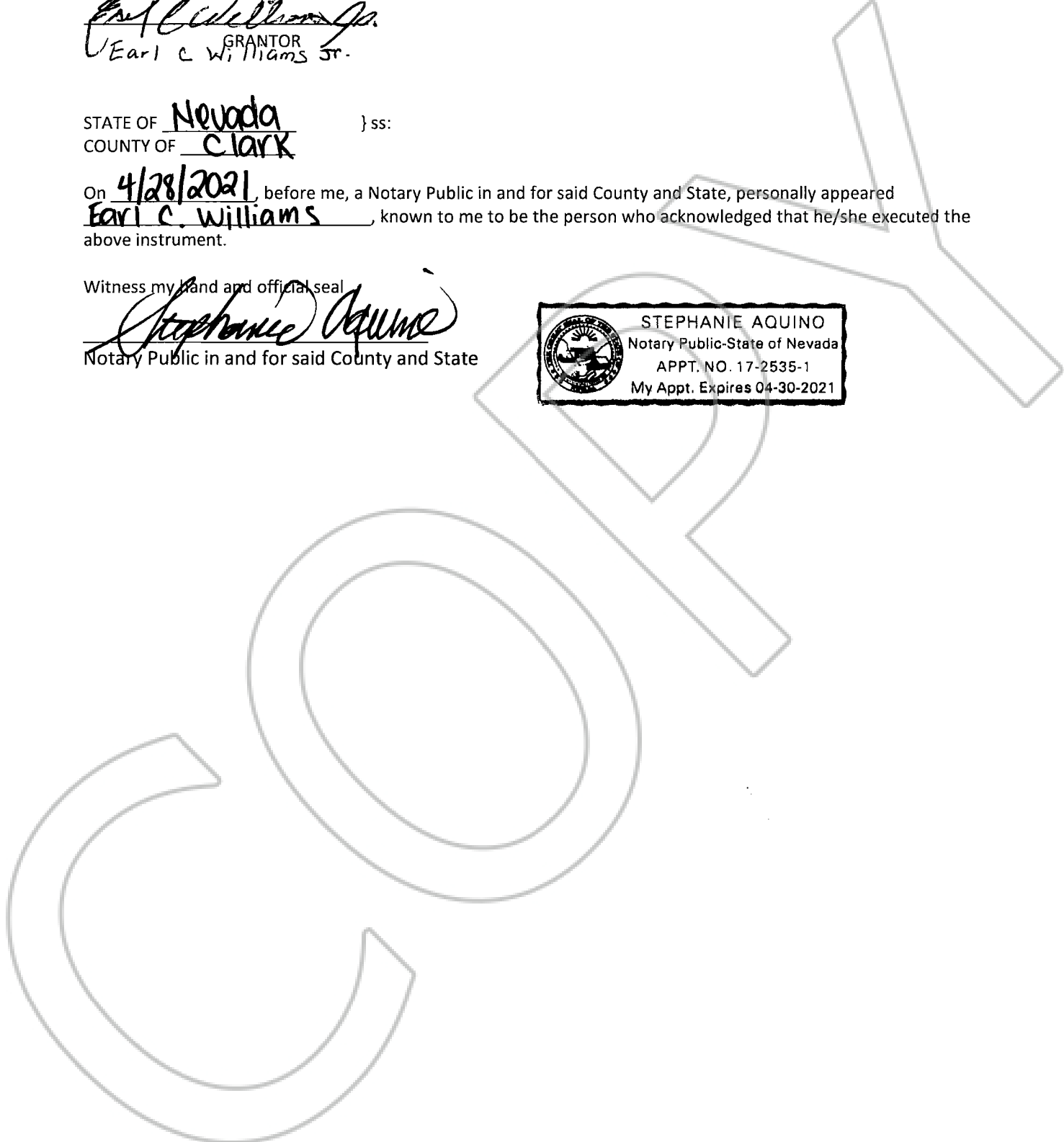
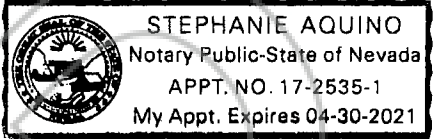
IN WITNESS WHEREOF, said Grantor has executed these presents this 28<sup>th</sup> day of April 2021.

Earl C Williams Jr.  
GRANTOR  
Earl C Williams Jr.

STATE OF Nevada } ss:  
COUNTY OF Clark

On 4/28/2021, before me, a Notary Public in and for said County and State, personally appeared Earl C. Williams, known to me to be the person who acknowledged that he/she executed the above instrument.

Witness my hand and official seal  
Stephanie Aquino  
Notary Public in and for said County and State



**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)

- a) 010-030-03
- 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
- Other \_\_\_\_\_

FOR RECORDER'S OPTIONAL USE ONLY

Book: \_\_\_\_\_ Page: \_\_\_\_\_

Date of Recording: \_\_\_\_\_

Notes: \_\_\_\_\_

3. Total Value/Sales Price of Property

\$ 88,000

Deed in Lieu of Foreclosure Only (value of property)

( \_\_\_\_\_ )

Transfer Tax Value:

\$ 88,000

Real Property Transfer Tax Due

\$ 343.20

**4. If Exemption Claimed:**

a. Transfer Tax Exemption per NRS 375.090, Section \_\_\_\_\_

b. Explain Reason for Exemption: \_\_\_\_\_

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 Candice Done Capacity Contract Admin

Signature \_\_\_\_\_ Capacity \_\_\_\_\_

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

Print Name: Earl C. Williams Jr.  
Address: 6550 Helen Ave  
City: Las Vegas  
State: NV Zip: 89131

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

Print Name: Travis Seward  
Address: 3612 Pama Ln  
City: Las Vegas  
State: NV Zip: 89120

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

Print Name: Western Elite  
Address: 2745 N. Nellis Blvd  
City: Las Vegas

Escrow #: \_\_\_\_\_  
State: NV Zip: 89115