

LINCOLN COUNTY, NV
\$271.00
RPTT:\$234.00 Rec:\$37.00
FIRST AMERICAN TITLE INSURANCE COMPANY
OFFICIAL RECORD
AMY ELMER, RECORDER

2021-160684

06/21/2021 08:10 AM

PLS=2 AE

A.P. No. 004-101-03
Escrow No. 13895-2624540-DP/CJ
R.P.T.T. \$234.00

WHEN RECORDED RETURN TO:

Cheyenne Lynnae Bowman
PO Box 393
Alamo, NV 89001

MAIL TAX STATEMENTS TO:

Cheyenne Lynnae Bowman
PO Box 393
Alamo, NV 89001

GRANT, BARGAIN and SALE DEED

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

Larry C. Connell and Dorothy Connell, husband and wife as joint tenants with right of survivorship

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

Cheyenne Lynnae Bowman, a single woman

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

A PARCEL OF LAND SITUATE WITHIN THE NORTHWEST QUARTER (NW 1/4) OF SECTION 8, TOWNSHIP 7 SOUTH, RANGE 61 EAST, M.D.B & M., MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL FOUR (4) OF THAT CERTAIN PARCEL MAP RECORDED FEBRUARY 11, 1975 IN THE OFFICE OF THE LINCOLN COUNTY RECORDED IN BOOK A OF PLATS, PAGE 110 AS FILE NO. 56261, LINCOLN COUNTY, NEVADA RECORDS.

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.

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.

Larry C. Connell
Larry C. Connell

Dorothy Connell
Dorothy Connell

STATE OF NEVADA)
 : ss.
COUNTY OF Lincoln)

This instrument was acknowledged before me on
6-11 2021 by
Larry C. Connell and Dorothy Connell.

Robin E. Simmers
Notary Public
(My commission expires: 11-6-2022)

This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed under Escrow
No. 13895-2624540



**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
 a) 004-101-03
 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
 i) Other _____

FOR RECORDERS OPTIONAL USE	
Book _____	Page: _____
Date of Recording: _____	
Notes: _____	

3. a) Total Value/Sales Price of Property: \$60,000.00
 b) Deed in Lieu of Foreclosure Only (value of property) (\$ _____)
 c) Transfer Tax Value: \$60,000.00
 d) Real Property Transfer Tax Due \$234.00
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: [Signature]
 Capacity: _____

SELLER (GRANTOR) INFORMATION (REQUIRED)
 Print Name: Larry C. Connell and Dorothy Connell
 Address: PO Box 644
 City: Alamo
 State: NV Zip: 89001

BUYER (GRANTEE) INFORMATION (REQUIRED)
 Print Name: Cheyenne Lynnae Bowman
 Address: PO Box 393
 City: Alamo
 State: NV Zip: 89001

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)
 FANV-Direct Title/First American Title
 Print Name: Insurance Company File Number: 13895-2624540 DP/ JB
 Address: 2500 N Buffalo Drive, Suite 120
 City: Las Vegas State: NV Zip: 89128

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