LINCOLN COUNTY, NV

\$271.00

RPTT:\$234.00 Rec:\$37.00 **06/21/2021 08:10 AM**

2021-160684

FIRST AMERICAN TITLE INSURANCE COMP.Rys-2 AE

OFFICIAL RECORD

AMY ELMER, RECORDER

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.

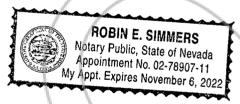
Subject to:

- 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 Connell Dorothy Connell
STATE OF NEVADA : ss. COUNTY OF Lincoln)
This instrument was acknowledged before me on2021 by Larry C. Connell and Dorothy Connell.
Notary Public (My commission expires: 11-6-2022)
This Notary Acknowledgement is attached to that certain

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



STATE OF NEVADA DECLARATION OF VALUE

Assessor Parcel Number(s)		
a) 004-101-03		
b)	^	
c)	/\	
d)	()	
2. Type of Property		
a) Vacant Land b) Single Fam. Res.	FOR RECORDERS OPTIONAL USE	
c) Condo/Twnhse d) 2-4 Plex	BookPage:	
e) Apt. Bldg. f) Comm'l/Ind'l	Date of Recording:	
g) Agricultural h) Mobile Home	Notes:	
i)		
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. <u>If Exemption Claimed:</u>		
a. Transfer Tax Exemption, per 375.090, Section	in:	
b. Explain reason for exemption:	/	
	10.0/-	
5. Partial Interest: Percentage being transferred:	100 %	
The undersigned declares and acknowledges, t 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 do	cumentation if called upon to substantiate	
the information provided herein. Furthermore, the claimed exemption, or other determination of addit	e parties agree that disallowance of any	
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 add	itional amount owed.	
Signature: Well Brown	Capacity: We and	
Signature:	Capacity:	
SELLER (GRANTOR) INFORMATION (REQUIRED)	BUYER (GRANTEE) INFORMATION (REQUIRED)	
Larry C. Connell and Dorothy	Cheyenne Lynnae	
Print Name: Connell	Print Name: Bowman	
Address: PO Box 644	Address: PO Box 393	
City: Alamo	City: Alamo	
State: NV Zip: 89001	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	THE MUTIDEL 15095-2024540 DF/ JD	
City: Las Vegas	State: NV Zip:89128	
(AS A PUBLIC RECORD THIS FORM MAY	BE RECORDED/MICROFILMED)	