

LINCOLN COUNTY, NV 2021-161006
Rec:\$37.00
Total:\$37.00 08/18/2021 04:24 PM
PRIORITY TITLE AGENCY, LLC Pgs=4 KC



OFFICIAL RECORD
AMY ELMER, RECORDER

E05

APN: 004-121-05

AFTER RECORDING RETURN TO:
Priority Title & Escrow
641 Lynnhaven Parkway, Suite 200
Virginia Beach, VA 23452
File No. 062126834

MAIL TAX STATEMENTS TO:
Derek Bowman and Bianca G. Bowman
446 Danielle Court
Alamo, NV 89001

QUITCLAIM DEED

THIS DEED made and entered into on this 26 day of July, 2021, by and between **Derek Bowman, a married man, as his sole and separate property**, a mailing address of 446 Danielle Court, Alamo, NV 89001, hereinafter referred to as Grantor(s) and **Derek Bowman and Bianca G. Bowman, husband and wife, as joint tenants with the right of survivorship**, a mailing address of 446 Danielle Court, Alamo, NV 89001, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of ONE and NO/100 (\$1.00) DOLLAR, the receipt of which is hereby acknowledged, does this day remise, release, quitclaim and convey to the said Grantee(s) the following described real estate located in Lincoln County, Nevada:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

Also known as: 446 Danielle Court, Alamo, NV 89001

This conveyance is subject to easements, covenants, conditions, restrictions, reservations, and limitations of record, if any.

TO HAVE AND TO HOLD the lot or parcel above described together with all and singular the rights, privileges, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining unto the said Grantee(s) and unto the heirs, administrators, successors or assigns of the Grantee(s) forever in FEE SIMPLE.

Dated this 26 day of July, 2021.

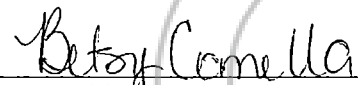


Derek Bowman

STATE OF Nevada
COUNTY OF Lincoln

On July 26, 2021, before me, the undersigned, a Notary Public in and for said State personally appeared Derek Bowman, personally known to me (or 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 belief of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

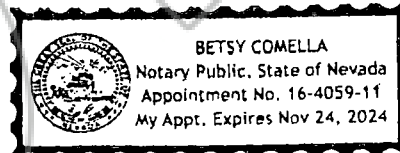


Notary Public Signature

Betsy Comella

Printed Name of Notary Public

My commission expires: 11-24-24



No title exam performed by the preparer. Legal description and party's names provided by the party.

EXHIBIT A
LEGAL DESCRIPTION

The following real property situated in the City of Alamo, County of Lincoln State of Nevada bounded and described as follows:

Lot 40 of Alamo South Subdivision Tract No. 1, Unit No. 1, as shown on that certain final plat filed for record in the Office of the Lincoln County Recorder on the 13th day of January 1977, in Book A-1 of Plats, Page 124, Assigned No. 59020.

Excepting and reserving all mines of gold, silver, copper, lead, cinnabar and other valuable minerals which may exist in the said tract as reserved in the land patent recorded April 9, 1927, in Book C-1 of Deeds, page 296 as File No. 3965, Lincoln County, Nevada records.

Being all and the same lands and premises conveyed to Derek Bowman by The Secretary of Housing and Urban Development of Washington D.C. in a Grant, Bargain and Sale Deed dated 02/17/2010 and recorded 02/26/2010 in Book 254/Page 0619 and Instrument No. 0135627, in the Land Records of Lincoln County Nevada.

Parcel ID Number: 004-121-05

Property Commonly Known As: 446 Danielle Court, Alamo, NV 89001

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
 a. 004-121-05
 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 RECORDERS OPTIONAL USE ONLY	
Book _____	Page: _____
Date of Recording: _____	
Notes: _____	

3.a. Total Value/Sales Price of Property \$ 1.00
 b. Deed in Lieu of Foreclosure Only (value of property (_____))
 c. Transfer Tax Value: \$ _____
 d. Real Property Transfer Tax Due \$ 0.00

4. **If Exemption Claimed:**
 a. Transfer Tax Exemption per NRS 375.090, Section 05
 b. Explain Reason for Exemption: to add spouse to title

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 [Signature] Capacity: Grantor
 Signature [Signature] Capacity: Grantee

SELLER (GRANTOR) INFORMATION
(REQUIRED)
 Print Name: Derek Bowman
 Address: 446 Danielle Court
 City: Alamo
 State: Nevada Zip: 89001

BUYER (GRANTEE) INFORMATION
(REQUIRED)
 Print Name: Derek Bowman and Bianca G. Bowman
 Address: 446 Danielle Court
 City: Alamo
 State: Nevada Zip: 89001

COMPANY/PERSON REQUESTING RECORDING (Required if not seller or buyer)
 Print Name: _____ Escrow # _____
 Address: _____
 City: _____ State: _____ Zip: _____