

LINCOLN COUNTY, NV

2021-161759

\$37.00

RPTT:\$0.00 Rec:\$37.00

12/06/2021 04:09 PM

FIDELITY NATIONAL TITLE - LAS VEGAS

Pgs=3 AE

OFFICIAL RECORD

AMY ELMER, RECORDER

E03

APN: 005-251-34

Affix R.P.T.T. \$Exempt3

RECORDING REQUESTED BY:

FIDELITY NATIONAL TITLE AGENCY OF
NEVADA, INC.

WHEN RECORDED MAIL TO and MAIL TAX
STATEMENT TO:

DIANE NICOLE HUGHES

ROBERT OWEN HUGHES II

10630 MALLOY SPRINGS ROAD

PIOCHE, NV 89043

ESCROW NO: 00126439-007-NT3

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That

Robert Owen Hughes, II and Diane Nicole Hughes, Husband and Wife as Community Property with right of Survivorship

FOR A VALUABLE CONSIDERATION, the receipt of which is hereby acknowledged, do hereby Grant, Bargain Sell and convey to

**Diane Nicole Hughes and Robert Owen Hughes II, Wife and Husband as
Community Property with right of Survivorship**

all that real property situated in the County of Lincoln, State of NEVADA, bounded and described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

Subject to: 1. Taxes for the current fiscal year, paid current.
 2. Conditions, covenants, restrictions, reservations, rights, rights of way
 and easements now of record, if any.

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

Witness my/our hand(s) this 30 day of November, 2021

BUYERS:

Diane Nicole Hughes
Diane Nicole Hughes
Hughes

11-30-21
Date

Robert Owen Hughes II
Robert Owen Hughes II
Date

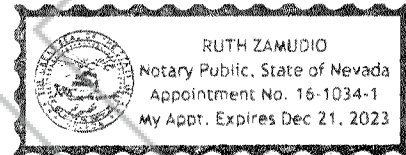
State of Nevada)
County of Clark) SS:

On this 11/30/21

appeared before me, a Notary Public,

Diane Nicole Hughes
Robert Owen Hughes II

personally known or proven to me to be the person(s) whose name(s) is/are subscribed to the above instrument, who acknowledged that he/she/they executed the instrument for the purposes therein contained.



Ruth Zamudio
Notary Public

My commission expires: Dec. 21, 2023

LEGAL DESCRIPTION

EXHIBIT "A"

Lincoln

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF CLARK, STATE OF NEVADA, AND IS DESCRIBED AS FOLLOWS:

PARCEL 3D 2ND REVISION OF THAT MAP RECORDED WITH THE LINCOLN COUNTY RECORDER'S OFFICE UNDER DOCUMENT # 0148394 FILED IN PLAT BOOK D AT PAGE 159, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTH EAST CORNER OF SAID PARCEL 3D ON THE SOUTH LINE OF SECTION 25, TOWNSHIP 5 NORTH, RANGE 65 EAST MOUNT DIABLO MERIDIAN FROM WHICH THE SOUTHEAST CORNER OF SAID SECTION 25 BEARS S 89°58'10" E 909.68' AT A STANDARD G.L.O. BRASS CAP MONUMENT;
THENCE N 89°58'10" W 484.68' ALONG SAID SECTION LINE;

THENCE N 00°00'44" W 963.58' TO THE LINCOLN COUNTY ROAD #4123;

THENCE N 80°01'50" E 145.21' ALONG SAID ROAD;

THENCE S 89°55'24" E 70.08' ALONG SAID ROAD;

THENCE S 79°41'30" E 276.15' ALONG SAID ROAD;

THENCE S 00°00'21" E 939.46' TO THE POINT OF BEGINNING.

Parcel ID: 00-251-34

Commonly known as 10630 Malloy Springs Road, Pioche, NV 89043
However, by showing this address no additional coverage is provided

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a. 005-251-34
 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 ONLY	
Book _____	Page _____
Date of Recording: _____	
Notes: _____	

3. a. Total Value/Sales Price of Property: \$ _____
 b. Deed in Lieu of Foreclosure Only (value of property) \$ 0.00
 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 Exempt3
 b. Explain Reason for Exemption: Changing the vesting on title without consideration

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 Diane Nicole Hughes Capacity Grantor
 Signature Robert Owen Hughes II Capacity Grantee

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

Print Name: Robert Owen Hughes, II and Diane Nicole Hughes
 Address: 10630 Malloy Springs Road
Pioche, NV 89043
 City, State, Zip

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

Print Name: Diane Nicole Hughes and Robert Owen Hughes II
 Address: 10630 Malloy Springs Road
Pioche, NV 89043
 City, State, Zip

COMPANY/PERSON REQUESTING RECORDING (Required if not Seller or Buyer)

Print Name: Fidelity National Title Agency of Nevada, Inc. Escrow No.: 00126439-007-NT3
 Address: 736 W. Pioneer Blvd., Suite 101
 City, State, Zip: Mesquite, NV 89027

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED