

A.P.N.: 013-150-21 and 013-150-31
File No: 13896-2642009 (TV)
R.P.T.T.: \$487.50

LINCOLN COUNTY, NV **2021-161780**
\$524.50
RPTT:\$487.50 Rec:\$37.00 12/10/2021 12:35 PM
FIRST AMERICAN TITLE INSURANCE COMPANY 3 AE
OFFICIAL RECORD
AMY ELMER, RECORDER

When Recorded Mail To: Mail Tax Statements To:
Dahiana Segura Vargas and Lucas Alan Vernon
129 Wynntny Drive
Henderson, NV 89074

GRANT, BARGAIN and SALE DEED

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

Nelson Watts, an unmarried man who acquired title erroneously as Mr. Nelson Watts

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

Dahiana Segura Vargas, an unmarried woman and Lucas Alan Vernon, an unmarried man, as joint tenants

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

PARCEL 1:

PARCEL 1A OF PARCEL MAP FOR BILL OESTERLE & SHIRLEE HANSEN RECORDED AUGUST 19, 2002 IN PLAT BOOK B, PAGE 444 AS FILE NO. 118692 LYING WITHIN THE SOUTHEAST QUARTER (SE1/4) OF SECTION 10, TOWNSHIP 3 SOUTH, RANGE 67 EAST, M.D.B. & M., LINCOLN COUNTY, NEVADA.

PARCEL 2:

THAT PORTION OF SECTIONS 10 AND 15, TOWNSHIP 3 SOUTH, RANGE 67 EAST, M.D.B. & M., DESCRIBED AS FOLLOWS:

PARCEL 2, AS SHOWN BY MAP THEREOF ON FILE IN BOOK C, OF PARCEL MAPS, PAGE 205, FILE NUMBER 126529 IN THE OFFICE OF THE COUNTY RECORDER OF SAID LINCOLN COUNTY, NEVADA.

PARCEL 3:

A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS AND INCIDENTAL PURPOSES THERETO OVER AND ACROSS THE PRIVATE DRIVES AS SHOWN BY MAP THEREOF ON FILE IN BOOK C, OF PARCEL MAPS, PAGE 205, FILE NUMBER 126529 IN THE OFFICE OF THE COUNTY RECORDER OF SAID LINCOLN COUNTY, NEVADA.

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.

COOPER

Nelson Watts
Nelson Watts

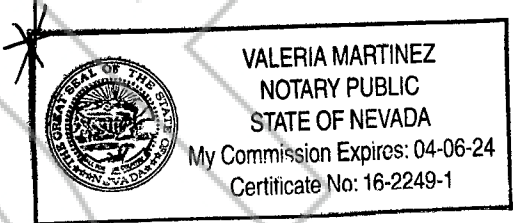
Nelson Watts

STATE OF Nevada)
COUNTY OF Clark) ss.

This instrument was acknowledged before me on 12/9/2021 by **Nelson Watts.**

Valeria Martinez

Notary Public
(My commission expires: 4/6/24)



This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed under Escrow No. 13896-2642009.

* Valeria Martinez
Nevada
4/6/24
16-2249-1

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 013-150-21
- b) 013-150-31
- 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: \$125,000.00
- b) Deed in Lieu of Foreclosure Only (value of property) (\$ _____)
- c) Transfer Tax Value: \$125,000.00
- d) Real Property Transfer Tax Due \$487.50

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: *Nelson Watts*

Capacity: Grantor/Seller

Signature: _____

Capacity: _____

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

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

Print Name: Nelson Watts

Print Name: Dahiana Segura Vargas
and Lucas Alan Vernon

Address: 9342 Spellman Court

Address: 129 Wynntry Drive

City: Las Vegas

City: Henderson

State: NV Zip: 89123

State: NV Zip: 89074

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

FANV Direct Title/First American Title
Print Name: Insurance Company

File Number: 13896-2642009 TV/ TV

Address 701 North Green Valley Parkway, Suite
120

City: Henderson

State: NV Zip: 89074

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