

LINCOLN COUNTY, NV

**2022-162070**

\$407.50

RPTT:\$370.50 Rec:\$37.00

**03/18/2022 11:33 AM**

COW COUNTY TITLE CO.

Pgs=3 KC

OFFICIAL RECORD

AMY ELMER, RECORDER

APN: 003-131-14 003-134-11

Affix R.P.T.T. \$ 370.50

RECORDING REQUESTED BY:

FIDELITY NATIONAL TITLE AGENCY OF  
NEVADA, INC.

WHEN RECORDED MAIL TO and MAIL TAX  
STATEMENT TO:

KEVIN ROBERTS

290 MAIN STREET

PO BOX 1001

CALIENTE, NV 89008

ESCROW NO: 00120401-013-KS1 / 84854

## GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That

**Kyle Cox, an unmarried man**

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

**Kevin Roberts, a married man**

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 9 day of March, 2022.

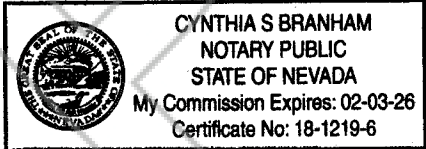
**SELLER:**

Kyle Cox  
Kyle Cox

State of Nevada )  
County of Lincoln ) SS:

On this March 9, 2022  
appeared before me, a Notary Public,  
Kyle Cox

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.



Cynthia S Branham  
Notary Public

My commission expires: 02-03-2026

**NOTARY ACKNOWLEDGEMENT FOR GRANT, BARGAIN, SALE DEED  
FOR ESCROW NO.: 00120401-013KS1**

## EXHIBIT "A" LEGAL DESCRIPTION

File No.: 84854

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

A portion of the Southeast Quarter (SE1/4) of the Northeast Quarter (NE1/4) of the Northeast Quarter (NE1/4) and the Northeast Quarter (NE1/4) of the Southeast Quarter (SE1/4) of Section 7, Township 4 South, Range 67 East, M.D.B.&M., including Lot 7 in Block A of the JAMES H. GOTTFREDSON ADDITION TO THE CITY OF CALIENTE, Lincoln County, Nevada, more particularly described as follows:

Parcel 1 of the Parcel Map recorded November 5, 2004 in the Office of the County Recorder of Lincoln County, Nevada in Book C of Plats, Page 84 as File No. 123341, together with that Certificate of Amendment recorded May 2, 2005 in Book C of Plats, Page 116 as File No. 124414, Lincoln County, Nevada records.

ASSESSOR'S PARCEL NUMBERS FOR 2021 - 2022: 003-131-14  
003-134-11

003-131-14 and 003-134-11

**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)  
 a. 003-131-14  
 b. \_\_\_\_\_  
 c. 003-134-11  
 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: \$ 95,000.00  
 b. Deed in Lieu of Foreclosure Only (value of property) \$ \_\_\_\_\_  
 c. Transfer Tax Value \$ 95,000.00  
 d. Real Property Transfer Tax Due: \$ 370.50

4. **If Exemption Claimed**  
 a. Transfer Tax Exemption, per NRS 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 *Kyle Cox* Capacity Grantor  
 Signature \_\_\_\_\_ Capacity Grantee

**SELLER (GRANTOR) INFORMATION**  
**(REQUIRED)**  
 Print Name: Kyle Cox  
 Address: 775 Bronco Drive  
Spring Creek, NV 89815  
 City, State, Zip

**BUYER (GRANTEE) INFORMATION**  
**(REQUIRED)**  
 Print Name: Kevin Roberts  
 Address: 290 Main Street PO Box 1001  
Caliente, NV 89008  
 City, State, Zip

**COMPANY/PERSON REQUESTING RECORDING (Required if not Seller or Buyer)**  
 Print Name: Cow County Title Co Escrow No.: 00120401-013-KS1  
 Address: 761 S Raindance Dr  
 City, State, Zip: Pahrump NV 89048

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED