

LINCOLN COUNTY, NV **2022-162073**
RPTT:\$253.50 Rec:\$37.00
Total:\$290.50 **03/18/2022 03:55 PM**
COW COUNTY TITLE CO Pgs=4 KC

A.P.N. No.:	001-092-08
R.P.T.T.	\$253.50
Escrow No.:	84855
Recording Requested By:	
Cow County Title Co.	
Mail Tax Statements To:	<i>Same as below</i>
When Recorded Mail To:	
JOSE GARCIA and LAUREL GARCIA	
17825 Elizabeth Lake Rd.	
Lake Hughes, CA 93532	



OFFICIAL RECORD
AMY ELMER, RECORDER

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That **RICHARD VINCENT, a married man as his sole and separate property**, for valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to **JOSE GARCIA and LAUREL GARCIA, husband and wife as joint tenants**,

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

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

That portion of Section 22, Township 1 North, Range 67 East, M.D.B. & M., more particularly described as follows:

Lots 24 and 25 in Block 30 in the TOWN OF PIOCHE, as shown on the Official Plat of said Town of Pioche, recorded January 5, 1874 in the Office of the County Recorder of Lincoln County, Nevada in Book A of Plats, pages 37, 38 and 39; and further delineated by the Survey Maps compiled August 28, 1947 and filed in Book A of Plats, pages 55, 56 and 57, Lincoln County, Nevada records.

ASSESSOR'S PARCEL NUMBER FOR 2021 - 2022: 001-092-08

SUBJECT TO:

1. Taxes for the fiscal year;
2. Reservations, restrictions, conditions, rights, rights of way and easements, if any of record on said premises.

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and any reversions, remainders, rents, issues or profits thereof.

Dated: September 24, 2021

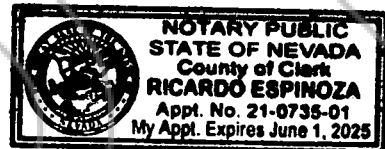
RICHARD VINCENT

Richard Vincent

State of Nevada)
) ss.
County of Clark)

This instrument was acknowledged before me on the 6 day of October, 2021 By:
RICHARD VINCENT

Signature: *Ricardo Espinoza*
Notary Public
Expiration Date: 06 . 1 . 2025



**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)

- a) 001-092-08
- 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 RECORDER'S OPTIONAL USE ONLY	
Book: _____	Page: _____
Date of Recording: _____	
Notes: _____	

3. Total Value/Sale Price of Property \$65,000.00
 Deed in Lieu of Foreclosure Only (value of Property) (_____)
 Transfer Tax Value: \$65,000.00
 Real Property Transfer Tax Due: \$253.50

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 *Richard Vincent* Capacity Grantor
 RICHARD VINCENT

Signature _____ Capacity Grantee
 JOSE GARCIA

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: RICHARD VINCENT
 Address: 301 E Rancho Drive
 City: Denderson
 State: NV Zip: 89015

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: JOSE GARCIA and LAUREL GARCIA
 Address: 17825 Elizabeth Lake Rd.
 City: Lake Hughes
 State: CA Zip: 93532

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

Print Name: Cow County Title Co. Escrow #: 84855
 Address: P.O. Box 518, 328 Main Street
 City: Pioche State: NV Zip: 89043

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Signature _____ Capacity Grantor
RICHARD VINCENT

Signature *Jose Garcia* Capacity Grantee
JOSE GARCIA

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: RICHARD VINCENT
 Address: 301 E Rancho Drive
 City: Tenderloin
 State: NV Zip: 89015

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Print Name: JOSE GARCIA and LAUREL GARCIA
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AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED