

LINCOLN COUNTY, NV

**2022-162170**

\$37.00

RPTT:\$0.00 Rec:\$37.00

**04/05/2022 04:33 PM**

TITLE DEEDS & NEEDS, LLC

Pgs=3 KC

OFFICIAL RECORD

AMY ELMER, RECORDER

E05

**APN NO: 003-184-10**

**RECORDING REQUESTED BY:  
Title Deeds & Needs, LLC**

**WHEN RECORDED MAIL TO AND  
MAIL TAX STATEMENTS TO:**

**SHEILA JEAN SHEARER & MARY JO  
SHEARER**

**P.O. BOX 498**

**CALIENTE, NV 89008**

**Affix RPTT: \$ Exempt. 5**

**File No. 22-180**

**GRANT, BARGAIN, SALE DEED**

THIS INDENTURE WITNESSETH THAT: **SHEILA JEAN SHEARER, A MARRIED WOMAN AS HER SOLE AND SEPARATE PROPERTY, WHO ACQUIRED TITLE AS A SINGLE WOMAN**

For valuable consideration, the receipt of which is hereby acknowledged, do hereby Grant, Bargain, Sell and convey to **SHEILA JEAN SHEARER AND MARY JO SHEARER, WIFE AND WIFE AS JOINT TENANTS**

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

**FOR LEGAL DESCRIPTION OF REAL PROPERTY, SEE EXHIBIT "A"  
ATTACHED HERETO AND MADE A PART HEREOF.**

**Commonly known as: 386 Spring Heights, Caliente, Nevada.**

TOGETHER WITH all and singular the tenements, hereditaments and appurtenances thereunto belonging to in anywise appertaining.

SUBJECT TO:

1. General and special taxes for the current fiscal year.
2. Covenants, conditions, restrictions, rights of way, easements and reservations of record.
3. Deed(s) of Trust of Record, if any

**GRANTOR'S SIGNATURE AND NOTARY ACKNOWLEDGEMENT ATTACHED AS  
PAGE 2 HEREOF.**

WITNESSED this 9th day of MARCH 2022.

  
SHEILA JEAN SHEARER

**NOTARY ACKNOWLEDGMENT**

ATTACHED TO:  
**Grant, Bargain, Sale Deed**

STATE OF NEVADA )SS

COUNTY OF LINCOLN )

On 3/9/2022, before me, ASHLEY REMINGTON, a Notary Public in and for said State, personally appeared:

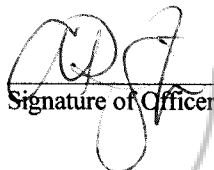
SHEILA JEAN SHEARER

Who 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 behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State that the foregoing paragraph is true and correct.

WITNESS my hand and official seal:

Signature: \_\_\_\_\_

  
Signature of Officer



(NOTARY SEAL)

## EXHIBIT "A"

The following parcel of land situate in the City of Caliente, Lincoln County, Nevada, described as follows, to wit:

Beginning at the Southwest corner of Lot Thirty-Nine (39) in the Falkner Plat of Lots, thence running S.  $07^{\circ}00'$  E., a distance of 59 feet; thence S.  $23^{\circ}41'$  E., a distance of 200 feet; thence S.  $41^{\circ}30'$  E., a distance of 100 feet to the South line of the Northeast Quarter ( $NE \frac{1}{4}$ ), Southwest Quarter ( $SW \frac{1}{4}$ ) of Section 8, Township 4 South, Range 67 East, M.D.B.&M., thence running East along the South line of said Northeast Quarter ( $NE \frac{1}{4}$ ), Southwest Quarter of Section 8, a distance of 100 feet; thence N. of said Lot 39; thence N.  $08^{\circ}30'$  W. to a point which is the projection of the South line of said lot 39; thence Westerly along said projection of the South line of said Lot 39 and the South line of said Lot 39 to the point of beginning.

EXCEPTING THEREFROM lots numbered 40, 41 and 42.

**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)

a) **003-184-10**

b)

c)

d)

2. Type of Property:

a)  Vacant Land

c)  Condo/Twnhse

e)  Apt. Bldg

g)  Agricultural

Other \_\_\_\_\_

b)  Single Fam. Res.

d)  2-4 Plex

f)  Comm'l/Ind'l

h)  Mobile Home

**FOR RECORDER'S OPTIONAL USE ONLY**

3. a) Total Value/Sales Price of Property

\$ 0.00

b) Deed in Lieu of Foreclosure Only (value of property)

( \_\_\_\_\_ )

c) Transfer Tax Value:

\$ 0.00

d) Real Property Transfer Tax Due

\$ 0.00

4. If Exemption Claimed:

a. Transfer Tax Exemption per NRS 375.090, Section 5

b. Explain Reason for Exemption: Adding wife without consideration

c.

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: \_\_\_\_\_

Capacity: GRANTOR

Signature: \_\_\_\_\_

Capacity: \_\_\_\_\_

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

Print Name: Sheila Jean Shearer

Address: PO Box 498

City: Caliente

State: NV Zip: 89008

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

Print Name: Sheila Jean Shearer & Mary Jo Shearer

Address: PO Box 498

City: Caliente

State: NV Zip: 89008

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

Print Name: **Title Deeds & Needs, LLC**

File No. **22-180**

Address: **PO Box 180**

City, State & Zip: **Pioche, NV 89043**

**AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED**