

LINCOLN COUNTY, NV

2022-162228

\$694.15

RPTT:\$657.15 Rec:\$37.00

04/22/2022 01:16 PM

PRIORITY TITLE AND ESCROW

Pgs=2 AE

OFFICIAL RECORD

AMY ELMER, RECORDER

APN No.: 00207404

MAIL TAX STATEMENTS TO:

ZACHARY ROBBINS
1348 GENTRY ROAD
PANACA, NV 89042

RECORDING REQUESTED BY/RETURN TO:

PRIORITY TITLE & ESCROW
JESSICA RIVERA
641 LYNNHAVEN PKWY, STE 200
VIRGINIA BEACH, VA 23452

PREPARED BY:

KELLEY BLATNIK, ATTORNEY AT LAW
NV Bar # 12768
O/B/O BC LAW FIRM, P.A.
8275 S EASTERN AVENUE 200-425
LAS VEGAS, NV 89123

FOR RECORDER'S USE ONLY

WARRANTY DEED

For good consideration in the amount of (\$) 168,307.00, I (we) **AARON SHOWELL AND ALYCE SHOWELL, HUSBAND AND WIFE AS JOINT TENANTS**, whose mailing address is 1348 GENTRY ROAD, PANACA, NV 89042 hereby bargain, deed and convey to **ZACHARY ROBBINS, A SINGLE MAN**, whose mailing address is 1348 GENTRY ROAD, PANACA, NV 89042 the following described land in LINCOLN County, State of Nevada, free and clear with **WARRANTY** covenants; to wit:

LOT SEVENTY-SIX (76) IN THE SUN GOLD MANOR UNIT 1, PLAT OF WHICH WAS RECORDED SEPTEMBER 30, 1952, AS DOCUMENT NO. 27842, IN THE OFFICE OF THE LINCOLN COUNTY RECORDER, PIOCHE, LINCOLN COUNTY, NEVADA.

Property Address: 1348 GENTRY ROAD, PANACA, NV 89042

Grantor, for itself and its heirs, hereby covenants with Grantee, its heirs, and assigns, that Grantor is lawfully seized in fee simple of the above-described premises; that it has a good right to convey; that the premises are free from all encumbrances; that Grantor and its heirs, and all persons acquiring any interest in the property granted, through or for Grantor, will, on demand of Grantee, or its heirs or assigns, and at the expense of Grantor, its heirs or assigns, execute any instrument necessary for the further assurance of the title to the premises that may be reasonably required; and that Grantor and its heirs will forever warrant and defend all of the property so granted to Grantee, its heirs, against every person lawfully claiming the same or any part thereof.

IN WITNESS WHEREOF, The said first party has signed and sealed these presents this 8 day of April, 2022.

Aaron Showell
AARON SHOWELL

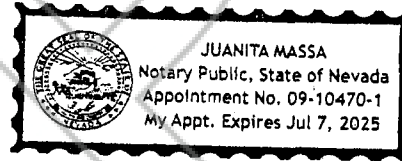
Alyce Showell
ALYCE SHOWELL

STATE OF NEVADA)
COUNTY OF Clark)

SS.

On this, APR 08 2022, 2022, before me, Juanita Massa, a Notary Public, AARON SHOWELL AND ALYCE SHOWELL, known or proved to me to be said person, who acknowledged that he/she/they executed the foregoing instrument.

Juanita Massa
Notary Public Juanita Massa
My Commission Expires: JUL 07 2025



**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a) 00207404
 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
 Other _____

FOR RECORDER'S OPTIONAL USE ONLY	
Book: _____	Page: _____
Date of Recording: _____	
Notes: _____	

3. Total Value/Sales Price of Property \$ \$168,307.00
 Deed in Lieu of Foreclosure Only (value of property) (_____)
 Transfer Tax Value: \$ \$657.15
 Real Property Transfer Tax Due \$ _____

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 Aaron Showell Capacity Grantor
 Signature Zachary Robbins Capacity Grantee

<p><u>SELLER (GRANTOR) INFORMATION</u> (REQUIRED) and Alyce Showell Print Name: <u>Aaron Showell</u> Address: <u>1348 Blad St. Box 194</u> City: <u>Panaca</u> State: <u>N</u> Zip: <u>89042</u></p>	<p><u>BUYER (GRANTEE) INFORMATION</u> (REQUIRED) Print Name: <u>Zachary Robbins</u> Address: <u>1348 Gentry Rd. PO Box 767</u> City: <u>Panaca</u> State: <u>N.V.</u> Zip: <u>89042</u></p>
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COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)
 Print Name: Priority Title & Escrow Escrow #: _____
 Address: 641 Lynnhaven Pkwy #200
 City: Virginia Beach State: VA Zip: 23452