

LINCOLN COUNTY, NV

**2022-162344**

\$1,493.65

RPTT:\$1456.65 Rec:\$37.00 **05/23/2022 04:33 PM**

FIRST AMERICAN TITLE INSURANCE COMPANY 3 AK

OFFICIAL RECORD

AMY ELMER, RECORDER

APN/Parcel ID(s): 001-341-28

Order No.: 221927-013-JGI

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

Jason Watkins and Marjorie Watkins  
356 Ponderosa Pine Street  
Pioche, NV 89043

File # 2649763

SPACE ABOVE THIS LINE FOR RECORDER'S USE

**GRANT, BARGAIN AND SALE DEED**

R.P.T.T \$1,456.65

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

**Rex B Rasmussen and Helena Rasmussen, Husband and Wife as Joint Tenants,**

do(es) hereby GRANT, BARGAIN AND SELL to

**Jason Watkins and Marjorie Watkins, Husband and Wife as Joint Tenants**

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

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

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.

Together with all tenements, hereditaments and appurtenances, including easements and water rights, if any, thereto belonging or appertaining, and any revisions, remainders, rents, issues or profits thereof.

SIGNATURE AND NOTARY ACKNOWLEDGMENT FOR  
GRANT BARGAIN SALE DEED

Dated: 4/29/22

Rex B Rasmussen

Rex B Rasmussen

Helena Rasmussen

Helena Rasmussen

State of NEVADA

County of Clark *my*

This instrument was acknowledged before me on this 29<sup>th</sup> day of April,  
2022, by

Rex B. Rasmussen + Helena Rasmussen.

Madalena A Wilcox  
Notary Public

[SEAL]

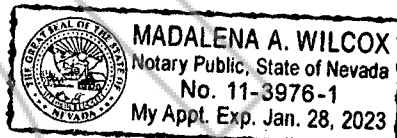
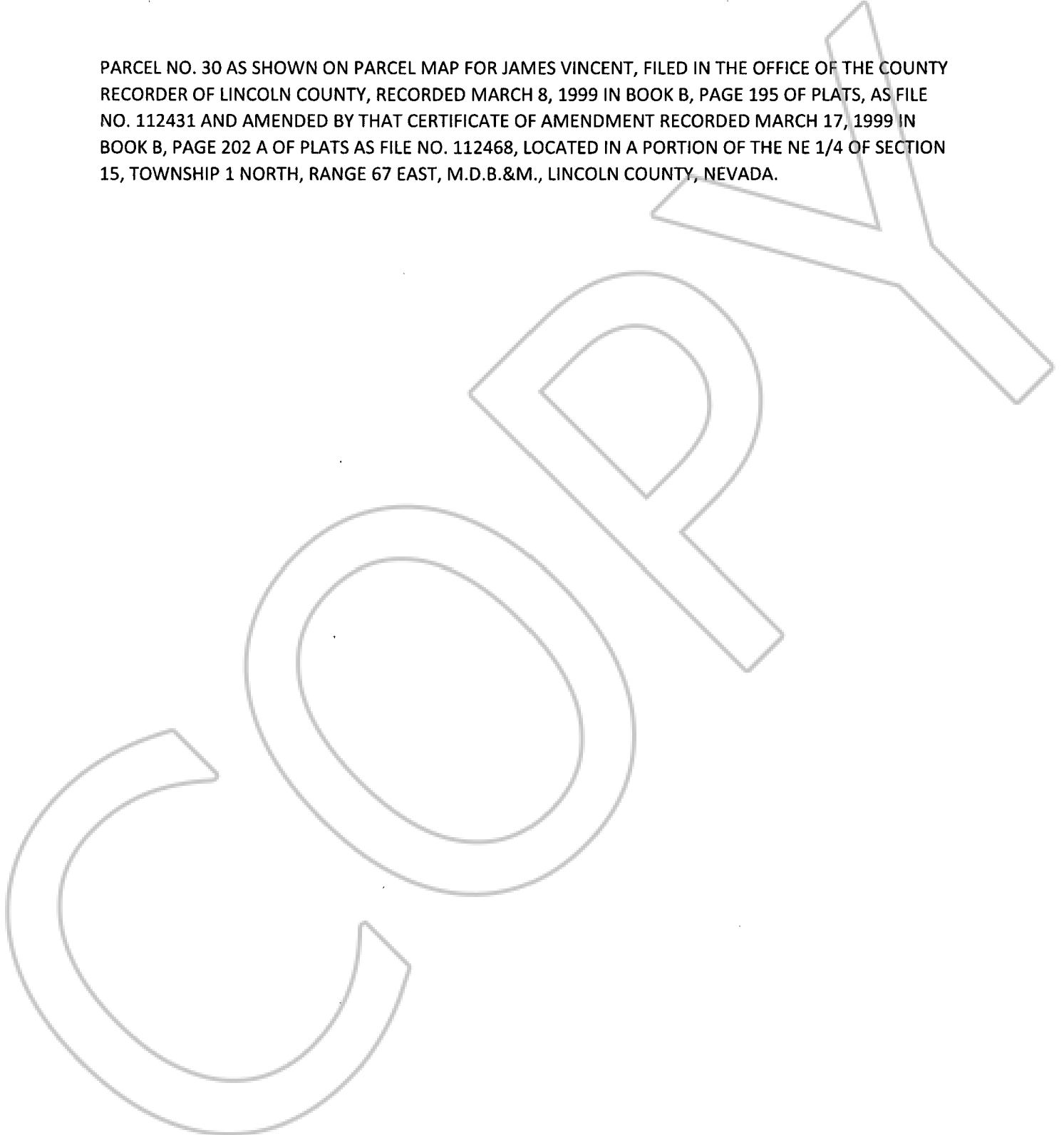


EXHIBIT "A"

PARCEL NO. 30 AS SHOWN ON PARCEL MAP FOR JAMES VINCENT, FILED IN THE OFFICE OF THE COUNTY RECORDER OF LINCOLN COUNTY, RECORDED MARCH 8, 1999 IN BOOK B, PAGE 195 OF PLATS, AS FILE NO. 112431 AND AMENDED BY THAT CERTIFICATE OF AMENDMENT RECORDED MARCH 17, 1999 IN BOOK B, PAGE 202 A OF PLATS AS FILE NO. 112468, LOCATED IN A PORTION OF THE NE 1/4 OF SECTION 15, TOWNSHIP 1 NORTH, RANGE 67 EAST, M.D.B.&M., LINCOLN COUNTY, NEVADA.



**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor's Parcel Number(s)  
 a. 001-341-28  
 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 RECORDERS OPTIONAL USE ONLY**  
 Book \_\_\_\_\_ Page: \_\_\_\_\_  
 Date of Recording: \_\_\_\_\_  
 Notes: \_\_\_\_\_

3. a. Total Value/Sales Price of Property      \$ 373,450.00  
 b. Deed in Lieu of Foreclosure Only (value of property) ( \_\_\_\_\_ )  
 c. Transfer Tax Value:      \$ 373,450.00  
 d. Real Property Transfer Tax Due      \$ 1,456.65

4. **If Exemption Claimed:**  
 a. Transfer Tax Exemption per NRS 375.090, Section NONE  
 b. Explain Reason for Exemption: \_\_\_\_\_  
 \_\_\_\_\_

5. Partial Interest: Percentage being transferred: 100.00%  
 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 Jay Ingram Capacity: Escrow/Settlement Agent  
 Signature \_\_\_\_\_ Capacity: \_\_\_\_\_

**SELLER (GRANTOR) INFORMATION**  
**(REQUIRED)**  
 Print Name: Rex B Rasmussen and Helena Rasmussen  
 Address: P.O. Box 543  
 City: Pioche  
 State: NV      Zip: 89043

**BUYER (GRANTEE) INFORMATION**  
**(REQUIRED)**  
 Print Name: Jason Watkins and Marjorie Watkins  
 Address: 356 Ponderosa Pine Street  
 City: Pioche  
 State: NV      Zip: 89043

**COMPANY/PERSON REQUESTING RECORDING (Required if not seller or buyer)**  
 Print Name: Fidelity National Title Agency of Nevada, Inc.      Escrow # 221927-013  
 Address: 6180 Brent Thurman Way, Suite 160  
 City: Las Vegas      State: NV      Zip: 89148

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED

*C/O First American Title Company  
 1000 W. Charleston Blvd. #180  
 Las Vegas, NV 89135*