

LINCOLN COUNTY, NV
\$118.90
RPTT:\$81.90 Rec:\$37.00
FIRST AMERICAN TITLE INSURANCE COMPANY
OFFICIAL RECORD
AMY ELMER, RECORDER

2022-162375

05/31/2022 03:11 PM

BY-2 KC

A.P.N.: 001-063-01
File No: 13895-2653265 (KN)
R.P.T.T.: \$81.90

When Recorded Mail To: Mail Tax Statements To:
John Wesley Townsend, IV and Pam Anagnos Townsend
1964 La Tijera Court
Oceano, CA 93445

GRANT, BARGAIN and SALE DEED

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

Liberty Land Group, LLC, a Delaware limited liability company

do(es) hereby *GRANT, BARGAIN and SELL* to

John Wesley Townsend, IV and Pam Anagnos Townsend, husband and wife as
community property

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

**LOTS 1, 2, AND 3 IN BLOCK 14 OF THE TOWN OF PIOCHE, COUNTY OF LINCOLN, IN
THE STATE OF NEVADA.**

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

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.

Liberty Land Group, LLC, a Delaware limited liability company

By: *Elise Platt*
Name: Elise Platt
Title: Managing Member

STATE OF Washington)
 : ss.
COUNTY OF Yakima)

This instrument was acknowledged before me on 05/31/2022 by
Elise Piatt, Managing Member Liberty Land Group, LLC.

Cristal Stai
Notary Public
(My commission expires: 04/15/2025)

CRISTA L STAI
NOTARY PUBLIC
STATE OF WASHINGTON
COMMISSION # 22645
COMMISSION EXPIRES 04/15/2025

This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed under Escrow
No. 13895-2653265. Notarized online using audio-video communication
This Notarial act involved the use of communication technology.

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 001-063-01
- 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 RECORDERS OPTIONAL USE	
Book _____	Page: _____
Date of Recording: _____	
Notes: _____	

- 3. a) Total Value/Sales Price of Property: \$21,000.00
- b) Deed in Lieu of Foreclosure Only (value of property) (\$ _____)
- c) Transfer Tax Value: \$21,000.00
- d) Real Property Transfer Tax Due \$81.90

4. **If Exemption Claimed:**

- a. Transfer Tax Exemption, per 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: Elise Platt
Signature: _____

Capacity: Signer/Grantor
Capacity: _____

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

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

Print Name: Liberty Land Group, LLC
Address: 6060 North Central Expressway
Suite 500
City: Dallas
State: TX Zip: 75206

Print Name: John Wesley Townsend,
IV and Pam Anagnos
Townsend
Address: 1964 La Tijera Court
City: Oceano
State: CA Zip: 93445

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

Print Name: First American Title Insurance
Company
Address: 2500 N Buffalo Drive, Suite 120
City: Las Vegas

File Number: 13895-2653265 KN/ KN
State: NV Zip: 89128

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)