

LINCOLN COUNTY, NV

2022-162582

\$680.50

RPTT:\$643.50 Rec:\$37.00

06/17/2022 09:42 AM

FIRST AMERICAN TITLE INSURANCE COMPANY

OFFICIAL RECORD

AMY ELMER, RECORDER

A.P.N.: 003-083-05
File No: 13896-2652865 (TV)
R.P.T.T.: \$643.50

When Recorded Mail To: Mail Tax Statements To:
Timothy John Sinson
3794 Canyon Loop
Flagstaff, AZ 86005

GRANT, BARGAIN and SALE DEED

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

Braden M. Wiscombe and Ingrid Oit-Wiscombe, husband and wife as joint tenants

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

Timothy John Sinson, an unmarried man

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

**LOT 2 IN BLOCK 15 OF CALIENTE, NEVADA AS SHOWN ON THE OFFICIAL
SUBDIVISION MAP THEREOF RECORDED NOVEMBER 10, 1904 IN THE BOOK A, OF
PLATS, PAGE 36 AND AS SHOWN ON THE COMPILED MAP OF CALIENTE, LINCOLN
COUNTY, NEVADA FILED IN THE BOOK A OF PLATS, PAGE 47, LINCOLN COUNTY,
NEVADA, RECORDS.**

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.

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
 a) 003-083-05
 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: \$165,000.00
 b) Deed in Lieu of Foreclosure Only (value of property) (\$ _____)
 c) Transfer Tax Value: \$165,000.00
 d) Real Property Transfer Tax Due \$643.50

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: [Signature]
 Signature: _____

Capacity: Grantor/Seller
 Capacity: _____

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

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

Print Name: Braden M Wiscombe and Ingrid Oit-Wiscombe
 Address: 58E 700S
 City: ST GEORGE
 State: UTAH Zip: 84770

Print Name: Timothy J. Skirsh Timothy John Sinson
 Address: 3794 Canyon Loop
 City: Flagstaff
 State: AZ Zip: 86005

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

FANV Direct Title / First American Title
 Print Name: Insurance Company
 Address 10000 W Charleston Blvd, Suite 180
 City: Las Vegas

File Number: 13896-2652865 TV/ ar
 State: NV Zip: 89135

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