

LINCOLN COUNTY, NV **2022-162860**
RPTT:\$429.00 Rec:\$37.00
Total:\$466.00 **08/04/2022 02:31 PM**
COW COUNTY TITLE CO Pgs=4 KC

A.P.N. No.:	003-091-04
R.P.T.T.	\$429.00
Escrow No.:	85368
Recording Requested By:	
Cow County Title Co.	
Mail Tax Statements To:	<i>Same as below</i>
When Recorded Mail To:	
NICHOLAS FRANK and TERI FRANK	
P.O Box 1113	
Caliente, NV 89008	



OFFICIAL RECORD
AMY ELMER, RECORDER

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That **MARCY A REED, a widow** for valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to **NICHOLAS FRANK and TERI FRANK, husband and wife as joint tenants**, all that real property situated in the County of Lincoln, State of Nevada, bounded and described as follows:

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

That portion of the East Half (E1/2) of Section 7 and the West Half (W1/2) of Section 8, Township 4 South, Range 67 East, M.D.B.&M. more particularly described as follows:

The East Half (E1/2) of Lot 26, and all of Lot 27 as shown on the Amended Plat of the LINCOLN PARK ADDITION to the Town of Caliente, recorded April 28, 1945 in the Office of the County Recorder of Lincoln County, Nevada in Book A of Plats, page 59 as File No. 19695, Lincoln County, Nevada records.

ASSESSOR'S PARCEL NUMBER FOR 2022 - 2023: 003-091-04

SUBJECT TO:

1. Taxes for the fiscal year;
2. Reservations, restrictions, conditions, rights, rights of way and easements, if any of record on said premises.
3. Anew Deed of Trust to record concurrent.

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and any reversions, remainders, rents, issues or profits thereof.

Dated: July 01, 2022

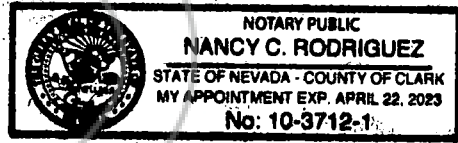
Marcy Reed

MARCY A REED

State of NEVADA)
County of CLARK) ss.

This instrument was acknowledged before me on the 14th day of July, 2022 By:
MARCY A REED

Signature: *NR*
Notary Public
Expiration Date: 4/22/2023



**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)

- a) 003-091-04
- 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'/Ind'l
- g) Agricultural
- h) Mobile Home
- i) Other _____

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

3. Total Value/Sale Price of Property \$110,000.00
 Deed in Lieu of Foreclosure Only (value of Property) (_____)
 Transfer Tax Value: \$110,000.00
 Real Property Transfer Tax Due: \$429.00

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 *Marcy Reed* Capacity Grantor
 MARCY A REED

Signature _____ Capacity Grantee
 NICHOLAS FRANK

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: MARCY A REED
 Address: P.O Box 561
 City: Caliente
 State: NV Zip: 89008

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: NICHOLAS FRANK and TERI FRANK
 Address: P.O Box 1113
 City: Caliente
 State: NV Zip: 89008

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

Print Name: Cow County Title Co. Escrow #: 85368
 Address: P.O. Box 518, 328 Main Street
 City: Pioche State: NV Zip: 89043

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Signature _____ Capacity Grantor
 MARCY A REED

Signature Nicholas Frank Capacity Grantee
 NICHOLAS FRANK

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(REQUIRED)**

Print Name: MARCY A REED
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