

LINCOLN COUNTY, NV

**2022-162893**

\$37.00

RPTT:\$0.00 Rec:\$37.00

**08/11/2022 02:21 PM**

FIRST AMERICAN TITLE - TEXAS

Pgs=3 KC

OFFICIAL RECORD

AMY ELMER, RECORDER

E06

**PARCEL IDENTIFICATION NUMBER: 001-072-03**

After Recording, Return To:  
MORTGAGE CONNECT, LP  
600 CLUBHOUSE DRIVE  
MOON TOWNSHIP, PA 15108  
File No. 1818633

**SEND TAX STATEMENTS/BILLS TO:**

**Sara Manon Griffin**  
390 Lacour Street, Pioche, NV 89043

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**QUITCLAIM DEED**

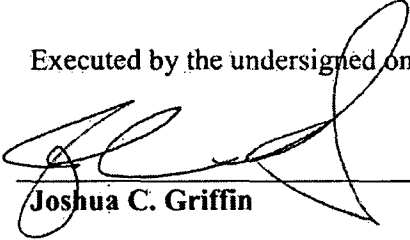
**Exempt from RPTT NRS Sec.375.090 (6)**

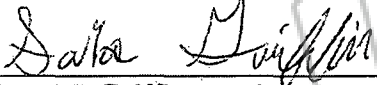
**Joshua C. Griffin and Sara M. Griffin, now known as Sara Manon Griffin**, both unmarried, hereinafter grantors, for \$0.00 (Zero Dollars and Zero Cents) in consideration paid in accord with the Decree of Divorce filed in Case No. CV 1104120 Lincoln County District Court, grant and quitclaim to **Sara Manon Griffin**, unmarried, hereinafter grantee, whose tax mailing address is **390 Lacour Street, Pioche, NV 89043**, the following real property:

**SEE "EXHIBIT A" ATTACHED HERETO FOR LEGAL DESCRIPTION**

Prior instrument reference: **Official Records Book 298, Page 191** recorded on **09/10/2015**


Executed by the undersigned on August 20, 2021 :

  
\_\_\_\_\_  
Joshua C. Griffin

  
\_\_\_\_\_  
Sara M. Griffin now known as Sara  
Manon Griffin

STATE OF Nevada  
COUNTY OF Lincoln

The foregoing instrument was acknowledged before me on August 20, 2021 by **Joshua C. Griffin** and **Sara M. Griffin now known as Sara Manon Griffin** who are personally known to me or have produced NV Driver's License identification, and furthermore, the aforementioned persons have acknowledged that their signatures were their free and voluntary act for the purposes set forth in this instrument.

  
Notary Public SHANNON M. SIMPSON  
NOTARY PUBLIC  
STATE OF NEVADA  
Appt. No. 11-4057-11  
My Appt. Expires 01-20-2023

This instrument prepared by:  
Jay A. Rosenberg, Esq., Rosenberg PLLC, Attorneys At Law, 101 South Reid Street, Suite 307,  
Sioux Falls, South Dakota 57103 (513) 247-9605 Fax: (866) 611-0170.

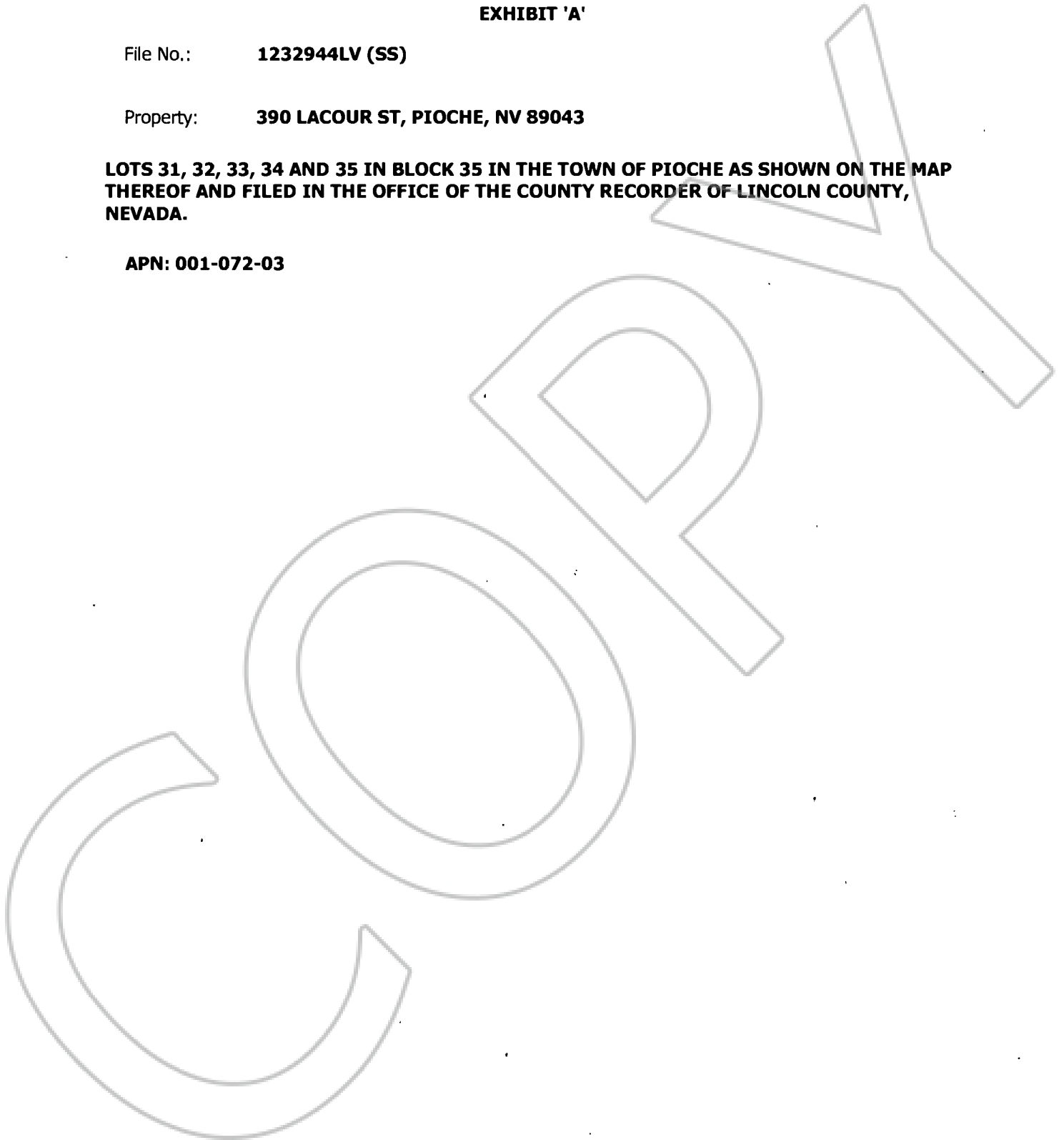
**EXHIBIT 'A'**

File No.: **1232944LV (SS)**

Property: **390 LACOUR ST, PIOCHE, NV 89043**

**LOTS 31, 32, 33, 34 AND 35 IN BLOCK 35 IN THE TOWN OF PIOCHE AS SHOWN ON THE MAP THEREOF AND FILED IN THE OFFICE OF THE COUNTY RECORDER OF LINCOLN COUNTY, NEVADA.**

**APN: 001-072-03**



STATE OF NEVADA  
DECLARATION OF VALUE

- 1. Assessors Parcel Number(s)
  - a) 001-072-03
  - 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 \_\_\_\_\_

<b>FOR RECORDERS OPTIONAL USE ONLY</b>	
DOCUMENT/INSTRUMENT #:	_____
BOOK _____	PAGE _____
DATE OF RECORDING:	_____
NOTES:	<u>Decree of Divorce on File KC</u>

- 3. Total Value/Sales Price of Property: \$0.00
- Deed in Lieu of Foreclosure Only (value of property) ( \_\_\_\_\_ )
- Transfer Tax Value: \$0.00
- Real Property Transfer Tax Due: \$ \_\_\_\_\_

- 4. If Exemption Claimed:
  - a. Transfer Tax Exemption per NRS 375.090, Section # 6
  - b. Explain Reason for Exemption: Transfer between spouses in compliance with a divorce

- 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 Jill Ricci Capacity JILL RICCI  
 Signature Jill Ricci Capacity JILL RICCI

**SELLER (GRANTOR) INFORMATION**

**BUYER (GRANTEE) INFORMATION**

Joshua C. Griffin and Sara M. Griffin, Now known as  
 Print Name: Sara Manon Griffin  
 Address: 390 LACOUR ST  
 City: PIOCHE  
 State: NV Zip: 89043

Sara Manon Griffin, unmarried  
 Print Name: \_\_\_\_\_  
 Address: 390 LACOUR ST  
 City: \_\_\_\_\_  
 State: NV Zip: 89043

**COMPANY/PERSON REQUESTING RECORDING**

(required if not the seller or buyer)

Print Name: First American Title Escrow # \_\_\_\_\_  
 Address: 4795 Regent Blvd  
 City: IRVING State: TX Zip: 75063