

LINCOLN COUNTY, NV

2022-162973

\$859.90

RPTT:\$822.90 Rec:\$37.00

09/01/2022 04:05 PM

TITLE DEEDS & NEEDS, LLC

Pgs=6 AE

OFFICIAL RECORD

AMY ELMER, RECORDER

APN/Parcel ID(s): 001-240-02

Order No.: 33220999-LD

WHEN RECORDED MAIL TO and MAIL TAX STATEMENTS TO:

Manuel Montoya
901 Bartolo Rd
Pioche, NV 89043

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Signed in Counterpart

GRANT, BARGAIN AND SALE DEED

R.P.T.T \$: *822.90*

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

Tim Gross, a married man as his Sole and Separate Property and Gary Gillihan, a married man as his Sole and Separate Property and Sheila Gutierrez, a married woman as her Sole and Separate Property and Tamara Flansaas, An Unmarried Woman,

do(es) hereby GRANT, BARGAIN AND SELL to

Manuel Montoya, single man

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: 01 July 2022

Timothy A. Gross 7-1-22

Timothy Gross

Gary Gillihan

Sheila Gutierrez

Tamara Flansaas

State of Nevada

County of Clark

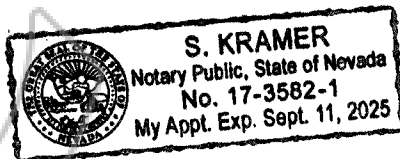
This instrument was acknowledged before me on this 1 day of July,
2022, by

Timothy Gross

S. Kramer

Notary Public

[SEAL]



SIGNATURE AND NOTARY ACKNOWLEDGMENT FOR
GRANT BARGAIN SALE DEED

Dated: 6/30/2022

Timothy Gross



6-30-22

Gary Gillihan

Sheila Gutierrez

Tamara Flansaas

State of Texas

County of Wise

This instrument was acknowledged before me on this 30 day of June,
2022, by

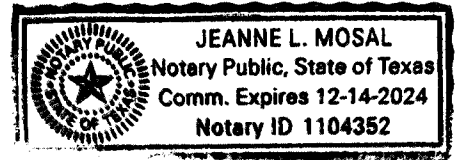
Gary Gillihan



Notary Public

[SEAL]

Jeanne L Mosal



SIGNATURE AND NOTARY ACKNOWLEDGMENT FOR
GRANT BARGAIN SALE DEED

Dated: 6/30/2022

Timothy Gross

Gary Gillihan

Sheila Gutierrez
Sheila Gutierrez

6-30-22

Tamara Flansaas

State of NEVADA

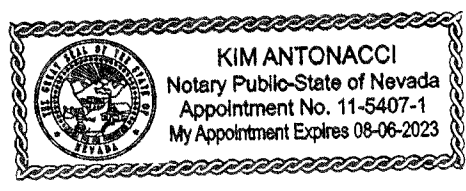
County of LINCOLN

This instrument was acknowledged before me on this 30 day of JUNE,
2022, by

SHEILA GUTIERREZ

Kim Antonacci
Notary Public

[SEAL]



SIGNATURE AND NOTARY ACKNOWLEDGMENT FOR
GRANT BARGAIN SALE DEED

Dated: 6-30-2022

Timothy Gross

Gary Gillihan

Sheila Gutierrez

Tamara Flansaas 6-30-22

Tamara Flansaas

State of NV
County of Humboldt

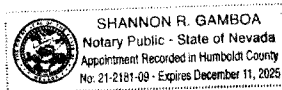
This instrument was acknowledged before me on this 30 day of June,
June, by

Tamara Flansaas

[Signature]

Notary Public

[SEAL]



Shannon R. Gamboa
NO 21-2181-09
EXP December 11, 2025

EXHIBIT "A"
Legal Description

Order No.: 33220999

For APN/Parcel ID(s): 001-240-02

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

Parcel One (1) shown by parcel map for Patricia Blanchard recorded August 7, 1987 as document No. 87419, filed in Book A of Maps, Page 276A of Official Records of the County Recorder, Lincoln County, Nevada.

COPY

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)

- a) 001-240-02
- 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 RECORDER'S OPTIONAL USE ONLY

- 3. a) Total Value/Sales Price of Property \$ 211,000.00
- b) Deed in Lieu of Foreclosure Only (value of property) (_____)
- c) Transfer Tax Value: \$ 211,000.00
- d) Real Property Transfer Tax Due \$ 822.90

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:  Capacity: AGENT

Signature: _____ Capacity: _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: Timothy Gross, Gary Gillihan, Sheila Gutierrez & Tamara Flansaas
Address: 755 Camino La Paz
City: Henderson
State: NV Zip: 89012

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Manuel Montoya
Address: 901 Bartolo Road
City: Pioche
State: NV Zip: 89043

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

Print Name: **TITLE DEEDS & NEEDS, LLC**
Address: **8565 S. Eastern Avenue, Suite 150**
City: **Las Vegas** State: **NV** Zip: **89123**

File No. **33220999**

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED