

LINCOLN COUNTY, NV

2022-163027

\$688.30

RPTT:\$651.30 Rec:\$37.00

09/15/2022 02:44 PM

FIRST AMERICAN TITLE INSURANCE COMPANY

OFFICIAL RECORD

AMY ELMER, RECORDER

A.P.N.: 011-070-36
File No: 13896-2656057 (TV)
R.P.T.T.: \$651.30

When Recorded Mail To: Mail Tax Statements To:
Andrew T Coonen and Elizabeth Coonen
3930 State Route 318
Hiko, NV 89017

GRANT, BARGAIN and SALE DEED

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

Catherine W. Stewart, a single woman

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

Andrew T Coonen and Elizabeth Coonen, husband and wife as joint tenants

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

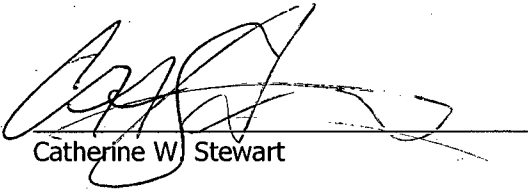
**THAT PARCEL OF LAND SITUATE IN THE SOUTH HALF (S1/2) OF SECTION 14,
TOWNSHIP 4 SOUTH, RANGE 60 EAST, M.D.B. & M., MORE PARTICULARLY DESCRIBED
AS FOLLOWS:**

**PARCEL 5A OF THAT CERTAIN PARCEL MAP RECORDED JUNE 18, 2007 IN THE OFFICE
OF THE COUNTY RECORDER OF LINCOLN COUNTY, NEVADA IN BOOK C OF PLATS,
PAGE 341 AS FILE NO. 129094, 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

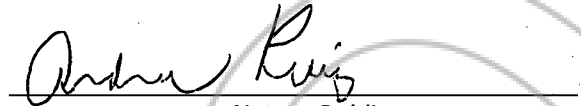
1. All general and special taxes for the current fiscal year.
2. Covenants, Conditions, Restrictions, Reservations, Rights, Rights of Way and Easements now of record.

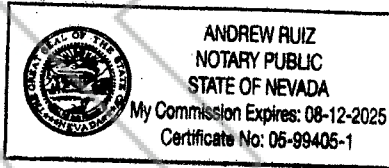

Catherine W. Stewart

Catherine W. Stewart

STATE OF Nevada)
COUNTY OF Clark) **ss.**

This instrument was acknowledged before me on 9/13/2022 by **Catherine W. Stewart.**


Notary Public
(My commission expires: 8-12-2025)



This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed under Escrow No. 13896-2656057.

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 011-070-36
- 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: \$167,000.00
- b) Deed in Lieu of Foreclosure Only (value of property) (\$ _____)
- c) Transfer Tax Value: \$167,000.00
- d) Real Property Transfer Tax Due \$651.30

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]

Capacity: GRANTOR/SELLER

Signature: _____

Capacity: _____

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

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

Print Name: Catherine W. Stewart

Print Name: Andrew T Coonen and Elizabeth Coonen

Address: 10806 Creektree Drive

Address: 3930 State Route 318

City: Houston

City: Hiko

State: TX Zip: 77070

State: NV Zip: 89017

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

Print Name: First American Title Insurance Company

File Number: 13896-2656057 TV/ TV

Address 10000 W Charleston Blvd, Suite 180

City: Las Vegas

State: NV Zip: 89135

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