

LINCOLN COUNTY, NV

**2022-163054**

\$797.50

RPTT:\$760.50 Rec:\$37.00 **09/22/2022 09:34 AM**

FIRST AMERICAN TITLE INSURANCE COMPANY

OFFICIAL RECORD

AMY ELMER, RECORDER

A.P.N.: 003-077-14

File No: 107-2657472 (TV)

R.P.T.T.: \$760.50

When Recorded Mail To: Mail Tax Statements To:  
Francis William Moore and Nancy L. Watts  
7755 North Torrey Pines Drive  
Las Vegas , NV 89131

***GRANT, BARGAIN and SALE DEED***

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

Juanita Foster, a widow

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

Francis William Moore, an unmarried man and Nancy L. Watts, an unmarried woman as joint tenants

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

**LOT NUMBERED ELEVEN (11) IN BLOCK NUMBERED ONE (1) IN THE CITY OF CALIENTE, COUNTY OF LINCOLN, STATE OF NEVADA.**

*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

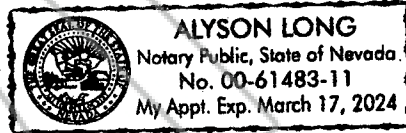
1. All general and special taxes for the current fiscal year.
2. Covenants, Conditions, Restrictions, Reservations, Rights, Rights of Way and Easements now of record.

Juanita Foster  
Juanita Foster  
Juanita Foster

STATE OF Nevada )  
COUNTY OF Lincoln ) : ss.

This instrument was acknowledged before me on September 18, 2022 by **Juanita Foster.**

Alyson Long  
Notary Public  
(My commission expires: March 17, 2024)



This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed under Escrow No. 107-2657472.

**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)  
 a) 003-077-14  
 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: \$195,000.00  
 b) Deed in Lieu of Foreclosure Only (value of property) ( \$ \_\_\_\_\_ )  
 c) Transfer Tax Value: \$195,000.00  
 d) Real Property Transfer Tax Due \$760.50

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: Juanita Foster  
 Signature: \_\_\_\_\_

Capacity: Grantor/Seller

Capacity: \_\_\_\_\_

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

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

Print Name: Juanita Foster  
 Address: P.O. Box 305  
 City: Caliente  
 State: NV Zip: 89008

Print Name: Francis William Moore and Nancy L. Watts  
 Address: 7755 North Torrey Pines DRIVE  
 City: Las Vegas  
 State: NV Zip: 89131

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

First American Title Insurance  
 Print Name: Company  
 Address: 9139 Russell Road, Ste 100  
 City: Las Vegas

File Number: 107-2657472 TV/ ar

State: NV Zip: 89148

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