

LINCOLN COUNTY, NV

2022-163079

\$1,265.50

RPTT:\$1228.50 Rec:\$37.00 09/26/2022 01:35 PM

FIRST AMERICAN TITLE INSURANCE COMPANY

OFFICIAL RECORD

AMY ELMER, RECORDER

A.P.N.: 002-031-21
File No: 13896-2656376 (TV)
R.P.T.T.: \$1,228.50

When Recorded Mail To: Mail Tax Statements To:
Krystallin Dawne Hernandez
1035 Ernst Street
Panaca, NV 89042

GRANT, BARGAIN and SALE DEED

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

Lorna Mazon

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

Krystallin Dawne Hernandez, an unmarried woman

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

**THE WEST HALF (W 1/2) OF LOT THREE (3) IN BLOCK 22 IN THE TOWN OF PANACA,
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

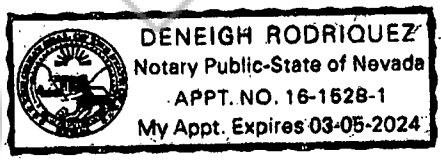
1. All general and special taxes for the current fiscal year.
2. Covenants, Conditions, Restrictions, Reservations, Rights, Rights of Way and Easements now of record.

Lorna Mazon by Jeffrey C. Mazon
her attorney in fact
Lorna Mazon by Jeffrey C. Mazon, her attorney in fact

STATE OF Nevada)
COUNTY OF Clark) :ss.

On September 19, 2022, Jeffrey C. Mazon personally appeared before me, a Notary Public in and for Clark County, Nevada State known (or proved) to me to be the person whose name is subscribed to the within instrument as the attorney in fact of Lorna Mazon and acknowledged to me that he/she subscribed his/her own name as attorney in fact.

NOTARY PUBLIC
(My commission expires: 3-5-2024)



Deneigh Rodriguez
16-1528-1
EXP. 3-5-2024

This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed under Escrow No. 13896-2656376.

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
 a) 002-031-21
 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: \$315,000.00
 b) Deed in Lieu of Foreclosure Only (value of property) (\$ _____)
 c) Transfer Tax Value: \$315,000.00
 d) Real Property Transfer Tax Due \$1,228.50

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: *Lorna Mazon* Capacity: Grantor/Seller
 Signature: _____ Capacity: _____

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

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

Print Name: Lorna Mazon
 Address: 624 California Avenue
 City: Boulder City
 State: NV Zip: 89005

Print Name: Krystallin Dawne Hernandez
 Address: 1035 Ernst Street
 City: Panaca
 State: NV Zip: 89042

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

First American Title Insurance
 Print Name: Company File Number: 13896-2656376 TV/ ar
 Address 10000 W Charleston Blvd, Suite 180
 City: Las Vegas State: NV Zip: 89135

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