

LINCOLN COUNTY, NV

2022-163114

\$1,109.50

RPTT:\$1072.50 Rec:\$37.00 **10/05/2022 01:52 PM**

CHICAGO TITLE CORPORATE CIRCLE - 2370 Pgs=3 KC

OFFICIAL RECORD

AMY ELMER, RECORDER

APN/Parcel ID(s): 003-091-12

Order No.: 14422000898-CD

**WHEN RECORDED MAIL TO and MAIL
TAX STATEMENTS TO:**

Stuart D Saxton
445 McArthur Drive
Caliente, NV 89008

SPACE ABOVE THIS LINE FOR RECORDER'S USE

GRANT, BARGAIN AND SALE DEED

R.P.T.T \$1,072.50

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

**Sean Everett and Alisha Everett, Husband and Wife as Community Property With
Right of Survivorship,**

do(es) hereby GRANT, BARGAIN AND SELL to

Stuart D Saxton, a 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: 9-29-2022

Sean Everett

Sean Everett

Alisha Everett

Alisha Everett

STATE OF ~~NEVADA~~ UTAH
COUNTY OF ~~LINCOLN~~ WASHINGTON
_{RC}

This instrument was acknowledged before me on 29th day of
September, 2022 by Sean Everett and Alisha Everett.

Kimberly Cooper

Notary Public
Printed Name: Kimberly Cooper

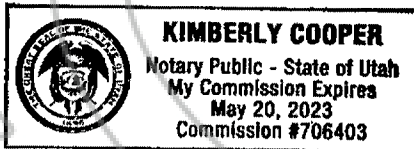


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): 003-091-12

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF LINCOLN, STATE OF NEVADA, AND IS DESCRIBED AS FOLLOWS:

LOT 18 AS SHOWN ON THE AMENDED PLAT OF THE LINCOLN PARK ADDITION TO THE TOWN OF CALIENTE, FILED APRIL 28, 1945 IN BOOK A OF PLATS PAGE 59 AS FILE NO 19695, IN THE OFFICE OF THE COUNTY RECORDER OF LINCOLN COUNTY, NEVADA.

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor's Parcel Number(s)
a. 003-091-12
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 RECORDERS OPTIONAL USE ONLY
Book _____ Page: _____
Date of Recording: _____
Notes: _____

3. a. Total Value/Sales Price of Property \$ 275,000.00
b. Deed in Lieu of Foreclosure Only (value of property) (_____)
c. Transfer Tax Value: \$ 275,000.00
d. Real Property Transfer Tax Due \$ 1,072.50

4. **If Exemption Claimed:**
a. Transfer Tax Exemption per NRS 375.090, Section NONE
b. Explain Reason for Exemption: _____

5. Partial Interest: Percentage being transferred: 100.00%

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: Grantor

Signature _____ Capacity: Grantee

SELLER (GRANTOR) INFORMATION
(REQUIRED)

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Sean Everett and Alisha Everett
Address: 5437 N Northgate Peaks Dr
City: St George
State: UT Zip: 84770

Print Name: Stuart D Saxton
Address: 445 McArthur Drive
City: Caliente
State: NV Zip: 89008

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

Print Name: Chicago Title of Nevada, Inc.
Address: 2370 Corporate Circle, Suite 100
City: Henderson

Escrow # 14422000898
State: NV Zip: 89074

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED