

LINCOLN COUNTY, NV **2022-163162**
\$700.00
RPTT:\$663.00 Rec:\$37.00 10/18/2022 07:52 AM
CHICAGO TITLE LAS VEGAS - 7201 W. LAKE MEAD KC
OFFICIAL RECORD
AMY ELMER, RECORDER

APN/Parcel ID(s): 004-131-14

Order No.: 15022001183-HR

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

James Raymond Anderson
PO BOX 401
Overton, NV 89040

SPACE ABOVE THIS LINE FOR RECORDER'S USE

GRANT, BARGAIN AND SALE DEED

R.P.T.T \$663.00

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

**Blake Poe, a married man as his Sole and Separate Property; who acquired title as
Blake Poe,**

do(es) hereby GRANT, BARGAIN AND SELL to

James Raymond Anderson, a married man as his Sole and Separate Property

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

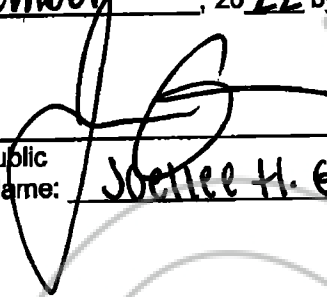
Dated: 9/27/22



Blake Poe **Blake Poe**

STATE OF ~~NEVADA~~ **WA**
COUNTY OF ~~LINCOLN~~ **Stevens**

This instrument was acknowledged before me on 27th day of
September, 20 22 by Blake Poe.



Notary Public
Printed Name: **Joellee H. Gregersen**

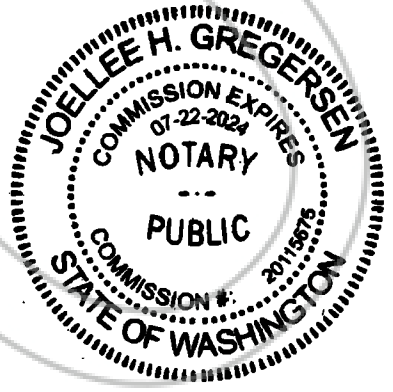


Exhibit A

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

LOT 31 ALAMO SOUTH SUBDIVISION, TRACT 1, UNIT 1, AS SHOWN BY MAP THEREOF, RECORDED JANUARY 13, 1977, AS FILE 59020 IN BOOK A-1 OF PLATS, PAGE 124, IN THE OFFICE OF THE COUNTY RECORDER OF LINCOLN COUNTY, NEVADA.

Parcel ID:004-131-14

Commonly known as 306 Theresa Lane, Alamo, NV 89001
However, by showing this address no additional coverage is provided

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor's Parcel Number(s)

- a. 004-131-14
- 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'/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 \$ 169,888.00
- b. Deed in Lieu of Foreclosure Only (value of property) (_____)
- c. Transfer Tax Value: \$ 169,888.00
- d. Real Property Transfer Tax Due \$ 663.00

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.

X Signature _____ Capacity: Grantor

Signature _____ Capacity: Grantee

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

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

Print Name: Blake Poe

Address: 4047 Pine View Way

City: Springdale

State: WA Zip: 99173

Print Name: James Raymond Anderson

Address: PO Box 401

City: Overton

State: NV Zip: 89040

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

Print Name: Chicago Title of Nevada, Inc. Las Vegas Escrow # 15022001183

Address: 7201 W. Lake Mead Blvd., Suite 101

City: Las Vegas State: NV Zip: 89128

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED