

LINCOLN COUNTY, NV      **2022-163163**  
\$37.00  
RPTT:\$0.00 Rec:\$37.00      10/18/2022 07:52 AM  
CHICAGO TITLE LAS VEGAS - 7201 W. LAKE MEAD KC  
OFFICIAL RECORD  
AMY ELMER, RECORDER      E05

**APN:** 004-131-14

**Escrow 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, SALE DEED**

R.P.T.T Exemption #5

THIS INDENTURE WITNESSETH: That

**Ashley Marie Wheat, spouse of the Grantee herein**

FOR A VALUABLE CONSIDERATION, the receipt of which is hereby acknowledged, do(es) hereby Grant, Bargain, Sell and Convey to

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

all that 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.

**GRANTOR HEREIN EXECUTES THIS INSTRUMENT FOR THE SOLE PURPOSE OF RELINQUISHING ANY AND ALL CLAIM OR CLAIMS OF COMMUNITY PROPERTY INTEREST HE/SHE HAS OR MAY HAVE IN AND TO THE WITHIN DESCRIBED REAL PROPERTY.**

Subject to:

1. Taxes for the fiscal year;
2. Rights of Way, reservations, restrictions, easements, and conditions of record.

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

**SIGNATURE AND NOTARY ACKNOWLEDGMENT FOR  
GRANT BARGAIN SALE DEED**

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s)  
set forth below.

Dated: 10-14-2022

Ashley Marie Wheat

Ashley Marie Wheat

State of NEVADA

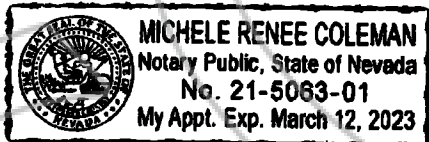
County of Clark

This instrument was acknowledged before me on this 14th day of October,  
2022, by Ashley Marie Wheat.

Ashley Marie Wheat

Michele R. Coleman  
Notary Public

[SEAL]



**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'  
 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      \$ 0.00  
 b. Deed in Lieu of Foreclosure Only (value of property) ( \_\_\_\_\_ )  
 c. Transfer Tax Value:                              \$ 0.00  
 d. Real Property Transfer Tax Due              \$ 0.00

**4. If Exemption Claimed:**

- a. Transfer Tax Exemption per NRS 375.090, Section 5  
 b. Explain Reason for Exemption: Spouse to spouse transfer to remove community interest

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 Ashley Marie Wheat Capacity: Grantor

Signature James Raymond Anderson Capacity: Grantee

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

Print Name: Ashley Marie Wheat  
 Address: 306 Theresa Lane  
 City: Alamo  
 State: NV                      Zip: 89001

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

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