LINCOLN COUNTY, NV

\$602.50

RPTT:\$565.50 Rec:\$37.00

10/25/2022 01:37 PM

2022-163377

MESQUITE TITLE COMPANY

AMY ELMER, RECORDER

Pgs=1 KC

A.P.N.: 003-132-14 Order No. 20171 R.P.T.T. \$565.50

RECORDING REQUESTED BY:

Mesquite Title Company

MAIL DOCUMENT & TAX STATEMENT TO:

Gregory F. & Debra Lujan

P.O Box 974

Caliente, NV 89008

OFFICIAL RECORD

(MAY BE SIGNED IN COUNTER PART)

GRANT, BARGAIN and SALE DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, Michael J. Willden and Mona L. Willden, former spouses as joint tenants

do(es) hereby GRANT, BARGAIN and SELL to Gregory F. Lujan and Debra Lujan, husband and wife as joint tenants

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

Lot Twenty-Seven (27) of the JAMES GOTTFREDSON ADDITION to the City of Caliente, Nevada, shown by map thereof recorded August 9, 1963 as Document No. 40599, filed in Book A of Maps, Page 72, in the Official Records of the County Recorder of Lincoln County, Nevada.

SUBJECT TO:

1. Taxes for the current fiscal year.

:ss.

CHRISTINA M. HOLCOMB **NOTARY PUBLIC**

STATE OF NEVADA My Appt. Exp. Oct. 11, 2023 YTTTTTTTTTTTTTTTT

2. Covenants, conditions, restrictions, reservations, rights of way and easements of record.

TOGETHER with all tenements, hereditaments and appurtenances thereunto belonging or appertaining.

2022

Michael J. Willden Michael J. Wilden

STATE OF NEVER

COUNTY OF DOUGLAS

On the 20 of Oct., 2022, personally appeared before me, Michael J. Willden and Mona L. Willden, the signer(s) of the within instrument who duly acknowledged to me that he/she/they executed the

same.

NOTARY PUBLIC

My Commission Expires: 10-11-2023

STATE OF Nevada **DECLARATION OF VALUE** 1. Assessor Parcel Number(s) a) 003-132-14 b) c) d) 2. Type of Property: RECORDERS FOR OPTIONAL USE ONLY a. Vacant Land c. Condo. Twnhse e. Apt. Bldg g. Agricultural b. Single Fam. Res. d. 2-4 Plex f. Comm'l/Ind'l Page:_ Book: h. Mobile Home Date of Recording: Other Notes: \$145,000.00 3. a. Total Value/Sales Price of Property: (0.00)b. Deed in Lieu of Foreclosure Only(value of property): \$145,000.00 c. Transfer Tax Value: d. Real Property Transfer Tax Due \$565.50 4. If Exemption Claimed: a. Transfer Tax Exemption, per NRS 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 375000, the Buyer and Seller shall be jointly and severally liable for any additional amount owed. Capacity Grantor's Agent Signature Signature Capacity Grantee's Agent **BUYER (GRANTEE) INFORMATION SELLER (GRANTOR) INFORMATION** (REQUIRED) (REQUIRED) Michael J. and Mona L. Willden Gregory F. and Debra Lujan Print Name: By: R C Sherratt, Agt. Print Name: By: R C Sherratt, Agt. Address: 1266 Bronco Cir Address: P.O Box 974 City: Caliente City: Minden State: Nevada Zip:89008 State: Nv Zip:89423 COMPANY/PERSON REQUESTING RECORDING (Required if not seller or buyer) Print Name: Mesquite Title Company Escrow #: 20171

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

State: NV Zip: 89027

Address: 840 Pinnacle Ct. Building 3

City: Mesquite