LINCOLN COUNTY, NV RPTT:\$292.50 Rec:\$37.00 Total:\$329.50

2022-163465

11/17/2022 04:37 PM

COW COUNTY TITLE CO

Pgs=5 AE

OFFICIAL RECORD
AMY ELMER, RECORDER

A.P.N. No.: 004-071-21 and 004-071-22					
R.P.T.T.	\$292.50				
Escrow No.:	85956				
Re	cording Requ	ested By:			
Cow County Title Co. Mail Tax Statements To: Same as below					
	hen Recorded				
RAMZI HUGHES and LAURA HUGHES					
20031 Rock Springs Rd					
Alamo, NV 89001					

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That **JEREMY F LILLY, an unmarried man** for valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to **RAMZI HUGHES and LAURA HUGHES, husband and wife as joint tenants**, all that real property situated in the County of Lincoln, State of Nevada, bounded and described as follows:

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

Parcel 1

A parcel of land situate within the Southwest Quarter (SW1/4) of Section 5, and the Northwest Quarter (NW1/4) of Section 8, Township 7 South, Range 61 East, M.D.B.&M., more particularly described as follows:

That portion of Lot 3 in Block 57 of ALAMO TOWNSITE as shown on the map thereof recorded in the Office of the County Recorder of Lincoln County, Nevada, more particularly described as follows:

Beginning at the Southeast corner, next to Ed Sharp's property;

Thence Westerly 60 feet to a point;

Thence Northerly 20 feet to a point;

Thence Westerly 24 feet to a point;

Thence Northerly 54 feet to a point:

Thence Westerly 97 feet to a point next to Waldeen Sorenson's property;

Thence Northerly 87 feet to a point;

Thence Easterly 181 feet to a point;

Thence Southerly 161 feet to the point of beginning.

The above legal description is a metes and bounds description and was obtained from a Quitclaim Deed, recorded October 16, 1990 in Book 92 of Official Records, page 589 as File No. 95199, Lincoln County, Nevada records.

This additional information required by NRS 111.312 and NRS 239B.030.

ASSESSOR'S PARCEL NUMBER FOR 2022 - 2023: 004-071-21

Parcel 2

A parcel of land situate within the Southwest Quarter (SW1/4) of Section 5, and the Northwest Quarter (NW1/4) of Section 8, Township 7 South, Range 61 East, M.D.B.&M., more particularly described as follows:

That portion of Lot 3 in Block 57 of ALAMO TOWNSITE as shown on the map thereof recorded in the Office of the County Recorder of Lincoln County, Nevada, more particularly described as follows:

Commencing at the Southwest corner of Lot 3, Block 57;

Thence due East 66 feet to the true point of beginning;

Thence continuing due East 181.5 feet to the Southeast corner of Lot 3, Block 57;

Thence North 161 feet;

Thence West 181.5 feet:

Thence Southerly 161 feet to the true point of beginning, in Alamo, Lincoln County, Nevada.

EXCEPTING therefrom that portion of said land conveyed to E. Ray Millard and/or Sara Lamb Millard, husband and wife, by the Deed recorded January 5, 1989 in Book 83 of Official Records, page 527 as File No. 90505, Lincoln County, Nevada records.

The above legal description is a metes and bounds description and was obtained from an Order to Set Aside Estate Without Administration, recorded February 18, 2014 in Book 285 of Official Records, page 398 as File No. 145093, Lincoln County, Nevada records.

This additional information required by NRS 111.312 and NRS 239B.030.

ASSESSOR'S PARCEL NUMBER FOR 2022 - 2023: 004-071-22

SUBJECT TO:

- 1. Taxes for the fiscal year;
- 2. Reservations, restrictions, conditions, rights, rights of way and easements, if any of record on said premises.

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and any reversions, remainders, rents, issues or profits thereof.

Dated: October 31, 2022

JÉRÉMY F LILLY	
State of Neva Da)	
County of <u>Lincoln</u>) ss.	
This instrument was acknowledged before me on the JEREMY F LILLY	10th day of November, 2028y:
Signature: Maria C. Ackertie Notary Public Expiration Date: 10/29/202	<u>5</u>
	MARIA C. ACKERFIELD Notary Public-State of Nevada APPT. NO. 21-1734-11 My Appt. Expires 10-29-2025

STATE OF NEVADA DECLARATION OF VALUE FORM

1.	Assesso	or Parcel Number	er(s)					
	a) 004-0	71-21			<u>-</u>			\ \
	b) 004-(71-22		•				\ \
	c)						P.	\ \
	d)		•		-		,	\ \
2.	Type of	Property:				-		
		Vacant Land	b) 🗷	Single Fam. Res.	FOR REC	ORDER'S		USE ONLY
	c) 🔲 🤚	Condo/Twnhse	d) 🔲	2-4 Plex	Book:		Page:	
	e) 🔲 📝	Apt.Bldg	f) 🗖	Comm'I/Ind'I	Date of Re	ecording:		
	g) 🔲 📝	Agricultural	h) 🔲	Mobile Home	Notes:	The state of the s		
	i) 🔲 🤚	Other	_	<u> </u>				
								#7F 000 00
3.	Total Va	lue/Sale Price	of Prope	erty	400/		-	\$75,000.00
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		operty Transfer	Tax Du	e [.]	\-	-	_	\$292.50
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	a. Trai	sfer Tax Exem	otion pe	r NRS 375.090, Se	ction		_/	
		lain Reason for			/ _ /	V	/	
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5.	Thous	nterest Percent	age bei	ng transferred: <u>100</u> I acknowledges, un	der nenalty	796	nursuant to	1
NE	1118 un 28 375 C	160 and NRS 37	5 110 1	that the information	provided is	correct to	the best of	their
inf	ormation	and belief, and	can be	supported by docu	ımentation i	f called up	on to subst	antiate the
inf	ormation	provided herei	n. Furth	ermore, the parties	agree that	disallowar	nce of any c	laimed
ex	emption	or other detern	nination	of additional tax di	ue, may resi	ult in a pei	nalty of 10%	of the tax
du	e plus in	terest at 1% pe	r month	. Pursuant to NRS	375.030, the	e Buyer ar	nd Seller sha	all be
loı	ntiy and	severally liable	for any	additional amount	owed.			
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	ate: NV	<u> Douison_Ony</u>	Zip:	89005	City:	Alamo		
·	The Real Property lies				State: NV		Zip:	89001
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STATE OF NEVADA DECLARATION OF VALUE FORM

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b) 004-0	71-22						\ \
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e) 🗆 🛽	-			Notes:			
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5 Partial Ir	terest Percent	age beir	ng transferred: 100		% <		
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exemption,	or other detern	nination	of additional tax du	ue, may resu	ılt in a pei	nalty of 10%	of the tax
due plus inf	erest at 1% per	month.	. Pursuant to NRS	375,030, the	Buyer ar	nd Seller sha	all be
jointly and s	severally liable	for any a	additional amount	owed.			
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Signature _	EREMY F LILL	V		-/- /	Capacity	Granitor	
And the second	FIXTINIT I. FILL						
		1					
Signature	frmattuta	The same of			Capacity	Grantee	
	RAMZI HUGHE	S					
·		_					
SEL	LER (GRANTO	R) INE	ORMATION	BUY	ER (GRA	NTEE) INF	<u>ORMATION</u>
	(REQL		\			REQUIRED)	
Print Name		ILLY	<u> </u>	Print Name		HUGHES a	nd LAURA
Address:	643 Ave B	/_			HUGHE		<u> </u>
City:	Boulder City		/	Address:		Rock Spring	s Rd
State: NV		Zip:	89005	City:	Alamo		
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