



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
Recording Requested By:	
Cow County Title Co.	
Mail Tax Statements To:	<i>Same as below</i>
When Recorded Mail To:	
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.

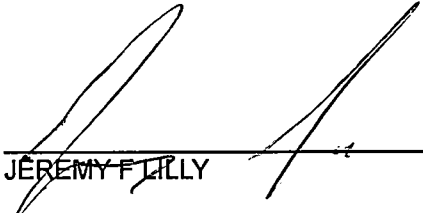
ASSESSOR'S PARCEL NUMBER FOR 2022 - 2023: 004-071-22

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

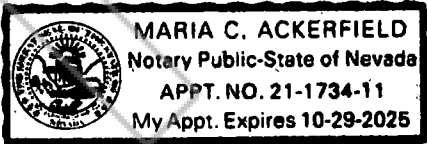


JEREMY F LILLY

State of Nevada)
County of Lincoln) ss.

This instrument was acknowledged before me on the 10th day of November, 2022 By:
JEREMY F LILLY

Signature: Maria C. Ackerfield
Notary Public
Expiration Date: 10/29/2025



**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)

- a) 004-071-21
- b) 004-071-22
- 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
- i) Other _____

FOR RECORDER'S OPTIONAL USE ONLY	
Book: _____	Page: _____
Date of Recording: _____	
Notes: _____	

3. Total Value/Sale Price of Property \$75,000.00
 Deed in Lieu of Foreclosure Only (value of Property) (_____)
 Transfer Tax Value: \$75,000.00
 Real Property Transfer Tax Due: \$292.50

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 375.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

Signature JEREMY F LILLY Capacity Grantor

Signature _____ Capacity Grantee
RAMZI HUGHES

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: JEREMY F LILLY
 Address: 643 Ave B
 City: Boulder City
 State: NV Zip: 89005

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: RAMZI HUGHES and LAURA HUGHES
 Address: 20031 Rock Springs Rd
 City: Alamo
 State: NV Zip: 89001

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

Print Name: Cow County Title Co. Escrow #: 85956
 Address: P.O. Box 518, 328 Main Street
 City: Pioche State: NV Zip: 89043

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

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- b) 004-071-22 _____
- c) _____
- d) _____

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- c) Condo/Twnhse
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- e) Apt. Bldg
- f) Comm'l/Ind'l
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- h) Mobile Home
- i) Other _____

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3. Total Value/Sale Price of Property \$75,000.00
 Deed in Lieu of Foreclosure Only (value of Property) (_____)
 Transfer Tax Value: \$75,000.00
 Real Property Transfer Tax Due: \$292.50

4. If Exemption Claimed:

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- b. Explain Reason for Exemption: _____

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Signature _____ Capacity Grantor
JEREMY F LILLY

Signature *Ramzi Hughes* Capacity Grantee
RAMZI HUGHES

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: JEREMY F LILLY
 Address: 643 Ave B
 City: Boulder City
 State: NV Zip: 89005

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: RAMZI HUGHES and LAURA HUGHES
 Address: 20031 Rock Springs Rd
 City: Alamo
 State: NV Zip: 89001

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

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