

LINCOLN COUNTY, NV

2022-163495

\$232.00

RPTT:\$195.00 Rec:\$37.00 11/29/2022 02:29 PM

FIRST AMERICAN TITLE INSURANCE COMPANY

OFFICIAL RECORD

AMY ELMER, RECORDER

A.P.N.: 001-341-54
File No: 107-2659256 (TV)
R.P.T.T.: \$195.00

When Recorded Mail To: Mail Tax Statements To:
Jesse E. Stephens and Angela M. Stephens
3060 Forest Falls Court
Las Vegas, NV 89156

GRANT, BARGAIN and SALE DEED

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

Robert D. Rowe, Jr. and Nicole M. Rowe, husband and wife as joint tenants

do(es) hereby *GRANT, BARGAIN and SELL* to

Jesse E. Stephens and Angela M. Stephens, husband and wife as joint tenants

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

PARCEL NO. 4 AS SHOWN ON PARCEL MAP FOR JAMES VINCENT, FILED IN THE OFFICE OF THE COUNTY RECORDER OF LINCOLN COUNTY ON AMENDED MAP RECORDED JANUARY 7, 1998 IN BOOK B, PAGE 82 OF PLATS, AS FILE NO. 110302, LOCATED IN A PORTION OF NE1/4 OF SECTION 15, TOWNSHIP 1 NORTH, RANGE 67 EAST, M.D.B. & M., LINCOLN COUNTY, NEVADA.

TOGETHER with all tenements, hereditaments and appurtenances, including easements and water rights, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof.

Subject to

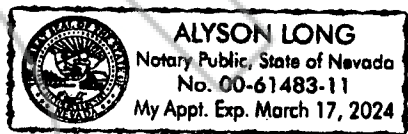
1. All general and special taxes for the current fiscal year.
2. Covenants, Conditions, Restrictions, Reservations, Rights, Rights of Way and Easements now of record.

Robert D. Rowe Jr.
Robert D. Rowe Jr.
Nicole M. Rowe
Nicole M. Rowe

STATE OF Nevada)
COUNTY OF Lincoln) : ss.

This instrument was acknowledged before me on November 21, 2022 by **Robert D. Rowe, Jr. and Nicole M. Rowe.**

Alyson Long
Notary Public
(My commission expires: March 17, 2024)



This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed under Escrow No. 107-2659256.

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 001-341-54
- 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'l/Ind'l
- g) Agricultural
- h) Mobile Home
- i) Other _____

FOR RECORDERS OPTIONAL USE	
Book _____	Page: _____
Date of Recording: _____	
Notes: _____	

- 3. a) Total Value/Sales Price of Property: \$50,000.00
- b) Deed in Lieu of Foreclosure Only (value of property) (\$ _____)
- c) Transfer Tax Value: \$50,000.00
- d) Real Property Transfer Tax Due \$195.00

4. **If Exemption Claimed:**

- a. Transfer Tax Exemption, per 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: [Signature]

Capacity: Grantor/Seller

Signature: [Signature]

Capacity: Grantor/Seller

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

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

Print Name: Robert D. Rowe, Jr. and Nicole M. Rowe

Print Name: Jesse E. Stephens and Angela M. Stephens

Address: P.O. Box 506

Address: 3060 Forest Court

City: Pioche

City: Las Vegas

State: NV Zip: 89043

State: NV Zip: 89156

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

Print Name: Company

File Number: 107-2659256 TV/ ar

Address: 9139 Russell Road, Ste 100

City: Las Vegas

State: NV Zip: 89148

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