

A.P.N.: 013-042-33
File No: 107-2659363 (TV)
R.P.T.T.: \$1,033.50

LINCOLN COUNTY, NV **2023-163616**
\$1,070.50
RPTT:\$1033.50 Rec:\$37.00 **01/03/2023 02:02 PM**
FIRST AMERICAN TITLE INSURANCE COMPANY
OFFICIAL RECORD
AMY ELMER, RECORDER

When Recorded Mail To: Mail Tax Statements To:
Austin M Romans and Hannah Robins
HC 74 Box 320
Pioche, NV 89043

GRANT, BARGAIN and SALE DEED

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

Jannette M. Blair, an unmarried woman who acquired title as a married woman as her sole and separate property

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

Austin M Romans, a single man and Hannah Robins, a single woman as joint tenants

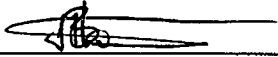
the real property situate in the County of Lincoln, State of Nevada, described as follows:

PARCEL NO. 44A AS SHOWN ON PARCEL MAP FOR KENNETH M. PRICE & JANE PRICE, FILED IN THE OFFICE OF THE COUNTY RECORDER OF LINCOLN COUNTY ON DECEMBER 5, 1995, AS FILE NO. 104328, LOCATED IN A PORTION OF N 1/2 OF SECTION 3, TOWNSHIP 3 SOUTH, RANGE 67 EAST, MDB&M.

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

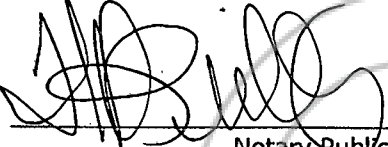
1. All general and special taxes for the current fiscal year.
2. Covenants, Conditions, Restrictions, Reservations, Rights, Rights of Way and Easements now of record.



Jannette M. Blair

STATE OF Nevada)
COUNTY OF Lincoln) : ss.

This instrument was acknowledged before me on December 27, 2022 by
Jannette M. Blair. Jannette M. Blair.



Notary Public
(My commission expires: 2.28.26)



This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed under Escrow
No. 107-2659363.

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 013-042-33
- 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: \$265,000.00
- b) Deed in Lieu of Foreclosure Only (value of property) (\$ _____)
- c) Transfer Tax Value: \$265,000.00
- d) Real Property Transfer Tax Due \$1,033.50

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

Signature: _____

Capacity: _____

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

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

Print Name: Jannette M. Blair

Print Name: Austin M Romans and
Hannah Robins

Address: 4403 Mainland Drive

Address: HC 74 Box 320

City: Tamarac

City: Pioche

State: FL Zip: 33319

State: NV Zip: 89043

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

Print Name: First American Title Insurance
Company

File Number: 107-2659363 TV/ TV

Address: 9139 Russell Road, Ste 100

City: Las Vegas

State: NV Zip: 89148

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