

LINCOLN COUNTY, NV **2023-163781**
\$290.50
RPTT:\$253.50 Rec:\$37.00 **03/06/2023 02:15 PM**
FIRST AMERICAN TITLE INSURANCE COMPANY #2 KC
OFFICIAL RECORD
AMY ELMER, RECORDER

A.P.N.: 013-042-21
File No: 107-2660813 (TV)
R.P.T.T.: \$253.50

When Recorded Mail To: Mail Tax Statements To:
Riley L. Barnes and MaCall D. Barnes
P.O. Box 1021
Caliente, NV 89008

GRANT, BARGAIN and SALE DEED

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

Toni Sutton, a single woman who acquired title as single owner tenants

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

Riley L. Barnes and MaCall D. Barnes, husband and wife as joint tenants

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

LOT 49, OF HIGHLAND KNOLLS SUBDIVISION, ACCORDING TO THE OFFICIAL MAP THEREOF, FILED IN THE OFFICE OF THE COUNTY RECORDER OF LINCOLN COUNTY, NEVADA ON AUGUST 9, 1972 AS FILE NO. 51895.

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

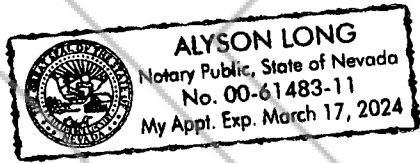
1. All general and special taxes for the current fiscal year.
2. Covenants, Conditions, Restrictions, Reservations, Rights, Rights of Way and Easements now of record.

Toni Sutton
Toni Sutton

STATE OF Nevada)
COUNTY OF Lyon) : ss.

This instrument was acknowledged before me on February 25, 2023 by **Toni Sutton.**

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. 107-2660813.

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 013-042-21
- 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: \$65,000.00
- b) Deed in Lieu of Foreclosure Only (value of property) (\$ _____)
- c) Transfer Tax Value: \$65,000.00
- d) Real Property Transfer Tax Due \$253.50

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: Toni Sutton

Capacity: GRANTOR/SELLER

Signature: _____

Capacity: _____

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

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

Print Name: Toni Sutton

Print Name: Riley L. Barnes and MaCall

Address: P.O. Box 196

Print Name: D. Barnes

Address: P.O. Box 1021

City: Cajiente

City: Cajiente

State: NV Zip: 89008

State: NV Zip: 89008

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

First American Title Insurance

Print Name: Company

File Number: 107-2660813 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)