

A.P.N.: 013-030-61 and 013-030-03
File No: 107-2661870 (TV)
R.P.T.T.: \$507.00

LINCOLN COUNTY, NV **2023-163789**
\$544.00
RPTT:\$507.00 Rec:\$37.00 **03/07/2023 10:08 AM**
FIRST AMERICAN TITLE INSURANCE COMPANY
OFFICIAL RECORD
AMY ELMER, RECORDER

When Recorded Mail To: Mail Tax Statements To:
Lambert Andrus
751 Holt Ave POB 335
Caliente, NV 89008-0335

GRANT, BARGAIN and SALE DEED

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

Kyle Shane Cox, a married man who acquired title as a single man

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

Lambert Andrus, a married man as his sole and separate property

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

PARCEL I:

PARCEL 1 OF PARCEL MAP FOR RICHARD E., AND KORLA WARD RECORDED NOVEMBER 15, 2004 IN PLAT BOOK C, PAGE 87 AS FILE NO. 123391, FILED IN THE OFFICE OF THE COUNTY RECORDER, LINCOLN COUNTY, NEVADA, LOCATED IN THE NORTHWEST QUARTER (NW 1/4) OF SECTION 2, TOWNSHIP 3 SOUTH, RANGE 67 EAST, M.D.B.&M.

PARCEL II:

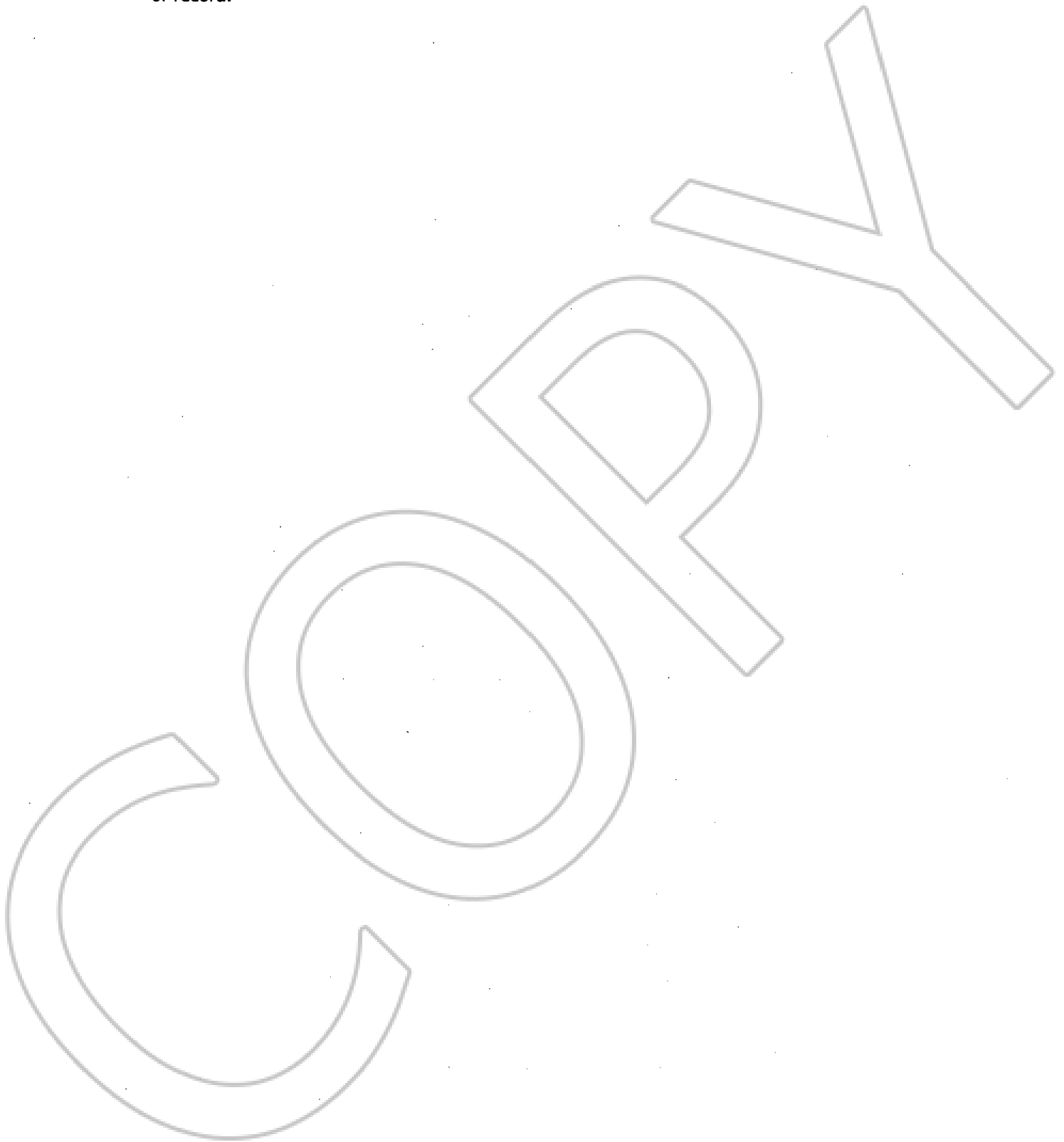
THE NORTHWEST QUARTER (NW 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 2, TOWNSHIP 3 SOUTH, RANGE 67 EAST, M.D.B.&M.

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.



Kyle Shane Cox
Kyle Shane Cox


STATE OF Nevada)
COUNTY OF Elko) ss.

This instrument was acknowledged before me on March 2, 2023 by
* Kyle Shane Cox.

Cynthia S Branham
Notary Public
(My commission expires: 02-03-2026)

This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed under Escrow No. 107-2661870.

* Kyle Shane Cox

 CYNTHIA S BRANHAM
NOTARY PUBLIC
STATE OF NEVADA
My Commission Expires: 02-03-26
Certificate No: 18-1219-6

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 013-030-61
- b) 013-030-03
- 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: \$130,000.00
- b) Deed in Lieu of Foreclosure Only (value of property) (\$ _____)
- c) Transfer Tax Value: \$130,000.00
- d) Real Property Transfer Tax Due \$507.00

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: _____

Capacity: _____

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

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

Print Name: Kyle Shane Cox

Print Name: Lambert Andrus

Address: 275 Branco Dr

Address: 751 Holt Ave

City: Spring Creek

City: Caliente POB 335

State: NV Zip: 89815

State: NV Zip: 89008-0335

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

First American Title Insurance

Print Name: Company

File Number: 107-2661870 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)