

LINCOLN COUNTY, NV

2023-163928

\$37.00

RPTT:\$0.00 Rec:\$37.00

03/14/2023 12:13 PM

TITLE DEEDS & NEEDS, LLC

Pgs=3 AK

OFFICIAL RECORD

AMY ELMER, RECORDER

E05

APN NO: 005-231-30

**RECORDING REQUESTED BY:
Title Deeds & Needs, LLC**

**WHEN RECORDED MAIL TO AND
MAIL TAX STATEMENTS TO:**

**LISA M. MCCORMICK, LEXIE L.
HUERTA, & JUSTIN R. MOORE**

P.O. BOX 306

MOAPA, NV 89025

Affix RPTT: \$ Exempt. 5

File No. 23-210

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH THAT: **Lisa L. McCormick**

For valuable consideration, the receipt of which is hereby acknowledged, do hereby Grant, Bargain, Sell and convey to

Lisa L. McCormick, an unmarried woman as her sole and separate property and Lexie L. Huerta and Justin R. Moore, wife and husband, all as joint tenants

all that real property situated in the County of LINCOLN, State of Nevada, described as follows:

**FOR LEGAL DESCRIPTION OF REAL PROPERTY, SEE EXHIBIT "A"
ATTACHED HERETO AND MADE A PART HEREOF.**

Commonly known as: 21428 Pinion Pine Road, Pioche, Nevada.

TOGETHER WITH all and singular the tenements, hereditaments, and appurtenances thereunto belonging to in anywise appertaining.

SUBJECT TO:

1. General and special taxes for the current fiscal year.
2. Covenants, conditions, restrictions, rights of way, easements, and reservations of record.
3. Deed(s) of Trust of Record, if any.

**GRANTOR'S SIGNATURE AND NOTARY ACKNOWLEDGEMENT ATTACHED AS
PAGE 2 HEREOF.**

WITNESSED this 14th day of MARCH 2023.

Lisa McCormick

LISA L. MCCORMICK

NOTARY ACKNOWLEDGMENT

ATTACHED TO:

Grant, Bargain, Sale Deed

STATE OF NEVADA) SS

COUNTY OF LINCOLN)

On 03-14-2023, before me, ASHLEY REMINGTON a
Notary Public in and for said State, personally appeared:

LISA L. MCCORMICK

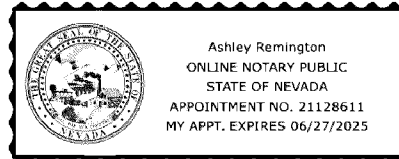
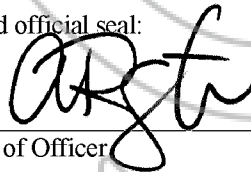
Who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State that the foregoing paragraph is true and correct.

WITNESS my hand and official seal:

Signature: _____

Signature of Officer _____



Notarized using audio-visual communication.

EXHIBIT "A"

A PARCEL OF LAND KNOWN AS THE EAST HALF (E ½) OF THE NORTHEAST QUARTER (NE ¼) OF THE SOUTHEAST QUARTER (SE ¼) OF THE SOUTHEAST QUARTER (SE ¼) SECTION 34, TOWNSHIP 5 NORTH, RANGE 67 EAST, MOUNT DIABLO BASE AND MERIDIAN, BEIGN MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID PARCEL FROM WHICH THE SOUTHEAST CORNER OF SECTION 34 BEARS S 0° 02' E A DISTANCE OF 660.0 FEET MORE OR LESS; THENCE NORTH 89° 41'07" WEST A DISTANCE OF 330.0 FEET MORE OR LESS, TO THE SOUTHWEST CORNER; THENCE N 0° 02' W A DISTANCE OF 657.52 FEET MORE OR LESS TO THE NORTHWEST CORNER; THENCE NORTH 89° 41'07" EAST A DISTANCE OF 330.0 FEET MORE OR LESS, TO THE NORTHEAST CORNER; THENCE SOUTH 0° 02' EAST A DISTANCE OF 660.0 FEET MORE OR LESS, TO THE SOUTHEAST CORNER WHICH IS THE POINT OF BEGINNING.

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)

- a) **005-231-30**
- 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
- Other _____

FOR RECORDER'S OPTIONAL USE ONLY

- 3. a) Total Value/Sales Price of Property \$ 0.00
- b) Deed in Lieu of Foreclosure Only (value of property) (_____)
- c) Transfer Tax Value: \$ 0.00
- d) Real Property Transfer Tax Due \$ 0.00

4. **If Exemption Claimed:**

- a. Transfer Tax Exemption per NRS 375.090, Section 5
- b. Explain Reason for Exemption: **Adding daughter and son-in-law without consideration.**
- c.

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: *Lisa McCormick* Capacity: GRANTOR

Signature: _____ Capacity: _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: Lisa L. McCormick
Address: P.O. Box 306
City: Moapa
State: NV Zip: 89025

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Lisa L. McCormick, Lexie L. Huerta, & Justin R. Moore
Address: P.O. Box 306
City: Moapa
State: NV Zip: 89025

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

Print Name: **Title Deeds & Needs, LLC**
Address: **8565 S. Eastern Avenue, Suite 150**
City, State & Zip: **Las Vegas, NV 89123**

File No. 23-210

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED