

<b>A.P.N. No.:</b>	010-182-06
<b>R.P.T.T.</b>	\$1,287.00
<b>Escrow No.:</b>	86057
<b>Recording Requested By:</b>	
Cow County Title Co.	
<b>Mail Tax Statements To:</b>	<i>Same as below</i>
<b>When Recorded Mail To:</b>	
TIMOTHY F JOHNSON	
6120 Ackerman Ave	
Las Vegas, NV 89131	

LINCOLN COUNTY, NV **2023-163935**  
RPTT:\$1287.00 Rec:\$37.00  
Total:\$1,324.00 **03/14/2023 02:46 PM**  
COW COUNTY TITLE CO Pgs=4 AK



OFFICIAL RECORD  
AMY ELMER, RECORDER

## GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That **MATTHEW MOONIN, Executor of the Estate of Steven H. Moonin, Deceased** for valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to **TIMOTHY F JOHNSON, an unmarried man**, all that real property situated in the County of Lincoln, State of Nevada, bounded and described as follows:

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

A portion of the Southwest Quarter (SW1/4) of Section 36, Township 3 South, Range 55 East, M.D.B. & M., more particularly described as follows:

Lot 27 of SUNSET ACRES, TRACT NO. 2 as shown on the Subdivision Map thereof recorded January 10, 1985 in the Office of the County Recorder of Lincoln County, Nevada in Book A of Plats, page 239 as File No. 81809, Lincoln County, Nevada records.

ASSESSOR'S PARCEL NUMBER FOR 2022 - 2023: 010-182-06

**SUBJECT TO:**

1. Taxes for the fiscal year;
2. Reservations, restrictions, conditions, rights, rights of way and easements, if any of record on said premises.

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and any reversions, remainders, rents, issues or profits thereof.

Dated: January 31, 2023


THE ESTATE OF STEVEN H. MOONIN,  
DECEASED

BY: *Matthew Moonin*  
Matthew Moonin  
Executor

State of Nevada )  
County of Clark ) ss.

This instrument was acknowledged before me on the 6 day of February, 2023 By:  
Matthew Moonin, Executor of the Estate of Steven H. Moonin

Signature: *T Williams*  
Notary Public  
Expiration Date: 06-09-26

  
TASHAY R. WILLIAMS  
NOTARY PUBLIC  
STATE OF NEVADA  
My Commission Expires: 06-09-26  
Certificate No: 22-5242-01

**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)

- a) 010-182-06 \_\_\_\_\_
- 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 RECORDER'S OPTIONAL USE ONLY	
Book: _____	Page: _____
Date of Recording: _____	
Notes: _____	


3. Total Value/Sale Price of Property \$330,000.00  
 Deed in Lieu of Foreclosure Only (value of Property) ( \_\_\_\_\_ )  
 Transfer Tax Value: \$330,000.00  
 Real Property Transfer Tax Due: \$1,287.00

4. If Exemption Claimed:

- a. Transfer Tax Exemption per NRS 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  Capacity Grantor  
 MATTHEW MOONIN, Executor

Signature \_\_\_\_\_ Capacity Grantee  
 TIMOTHY F JOHNSON

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

Print Name: The Estate of Steven H. Moonin,  
Deceased  
 Address: 8405 Starstruck Avenue  
 City: Las Vegas  
 State: NV Zip: 89143

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

Print Name: TIMOTHY F JOHNSON  
 Address: 6120 Ackerman Ave  
 City: Las Vegas  
 State: NV Zip: 89131

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

Print Name: Cow County Title Co. Escrow #: 86057  
 Address: P.O. Box 518, 328 Main Street  
 City: Pioche State: NV Zip: 89043

**AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED**

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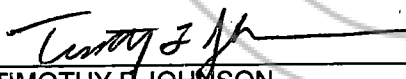
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Signature \_\_\_\_\_ Capacity Grantor  
 MATTHEW MOONIN, Executor

Signature  Capacity Grantee  
 TIMOTHY F JOHNSON

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