A.P.N. No.: 010-182-06
R.P.T.T. \$1,287.00
Escrow No.: 86057
Recording Requested By:

Cow County Title Co.

Mail Tax Statements To: Same as below
When Recorded Mail To:
TIMOTHY F JOHNSON
6120 Ackerman Ave
Las Vegas, NV 89131

LINCOLN COUNTY, NV
RPTT:\$1287.00 Rec:\$37.00
Total:\$1,324.00
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: MATINEW MOONIN Matthew Moonin Executor	
No. 10	
State of Nevada) ss.	
County of Clark)	
This instrument was acknowledged before me on the b day of February Matthew Moonin, Executor of the Estate of Steven H. Moonin	, <u>2023</u> By:
Signature: Notary Public Expiration Date: 0b-09-2b	
My (TASHAY R. WILLIAMS NOTARY PUBLIC STATE OF NEVADA Commission Expires: 06-09-26 Certificate No: 22-5242-01
	,

STATE OF NEVADA DECLARATION OF VALUE FORM

1. Assess	sor Parcel Numbe	∍r(s)					
a) 010	-182-06		·				\ \
b)							\ \
c)		_		-			\ \
d)				-	,		\ \
· -	of Property:			-			\ \
	Vacant Land	b) 🗷	Single Fam. Res.	FOR RECO	DRDER'S	OPTIONAL	USE ONLY
<i>'</i> —	Condo/Twnhse	• —	2-4 Plex	Book:		Page	
· —	Apt.Bldg	. —	Comm'I/Ind'I	Date of Red	cording:		
	-	· / —		Notes:			
	Agricultural	h) 🔲	Mobile Home		The state of the s		
i) 🗖	Other					\	
2 Total \	/alue/Sale Price o	of Dropo	rhy /		The state of the s	\	\$330,000.00
			ity ily (value of Propei	tv) (-	—	ψοσο,σσσ.σσ
	er Tax Value:	0010 011	ny (value el l'ispel	<u> </u>			\$330,000.00
	roperty Transfer	Tax Due		1			\$1,287.00
	nption Claimed:			-			
		otion per	· NRS 375.090, Se	ection			
b. Ex	plain Reason for	Exempt	ion:		V _	<u>/</u>	
,							
Partial	Interest Percent	age beir	ng transferred: 100	0	_% .		
The u	ndersigned decla	res and	acknowledges, un	der penalty of	of perjury,	pursuant to) Marin
NRS 3/5.	060 and NRS 37	5.11U, ti	nat the information supported by docu	provided is a	correct to	on to subst	uicii antiate the
informatio	on and belief, and	can be	ermore, the parties	annentation it	lisallowan	ce of any c	laimed
evemntion	n or other determ	nination	of additional tax di	ie may resu	lt in a nen	alty of 10%	of the tax
due nlus i	nterest at 1% pe	r/month.	Pursuant to NRS	375.030. the	Buver an	d Seller sh	all be
iointly and	severally/liable	for any a	additional amount	owed.	•		
•	_ 1 1/11	N		1 1			
-		<i>y</i> :					
Signature			len Mosni	<u>J_/_</u> /	Capacity	_Grantor_	 _
And the Control of th	MATTHEW MO	ONIN, E	xecutor	/ /			
		1			,		
Signature	•	The same of			Capacity	Grantee	
olgilatule	TIMOTHY F JO	HNSON	The state of the s		oupuo.t,	0.0	
	111110111111100	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,		jan-			
SE	LLER (GRANTO)R) INE	<u>ORMATION</u>	<u>BUY</u>			<u>ORMATION</u>
		JIRED)	\			EQUIRED)	
Print Nam		of Stever	n H. Moonin,	Print Name:			
N	Deceased			Address:		kerman Av	<u>e</u>
Address:	8405 Starstr	uck Ave	nue	City:	Las Veg		00404
City:	Las Vegas	/	20110	State: NV		Zip:	89131
State: N		Zip:	89143	-			
COMPAN	V/DEDSON DEC	MEGTII	NG RECORDING	required if r	not seller	or buver)	
	ne: Cow County			Escrow #:	86057	AL MARKET	
Address:	P.O. Box 518						
City:	Pioche	, ULU 1VI		State: NV		Zip:	89043
∵ 1.y.	1 100110		 _	•		•	

STATE OF NEVADA DECLARATION OF VALUE FORM

1.	Assess	or Parcel Number	er(s)					
	a) 010-	182-06					-	\ \
	b)							
	c)							\ \
	d)				•	,		\ \
2	· —	f Property:			•			\ \
۷.		Vacant Land	b) 🗷	Single Fam. Res.	FOR REC	ORDER'S	OPTIONAL	USE ONLY
		Condo/Twnhse	-	2-4 Plex	Book:		Page:	
	•	Apt.Bldg		Comm'l/Ind'l	Date of Re	ecording:		
	<i>,</i> —		<i>,</i> —	Mobile Home	Notes:			
		Agricultural	''/ 🎞	Mobile Home	and the same of th	The state of the s	-	
	i) 🗆	Other						
2	Total \/	alue/Sale Price o	of Drone	erty /			1	\$330,000.00
٥.				nly (value of Proper	tv) (_	<u> </u>)
		r Tax Value:	Suit Oi	ny (valao ol triopo.	<u> </u>	- T		\$330,000.00
		roperty Transfer	Tax Due	e:	The same of the sa			\$1,287.00
4.		nption Claimed:						,
	a. Tra	nsfer Tax Exemp	otion per	r NRS 375.090, Se	ction		/	,
		olain Reason for				V .		
	•		-					
5.	Partial	Interest Percent	age beir	ng transferred: 100)	_% .		
	The ur	dersigned decla	res and	acknowledges, un	der penalty	or perjury,	pursuant to	thair
NI	RS 3/5.	060 and NRS 37	5.110, t	hat the information supported by docu	provided is	f called up	on to subst	uicii antiate the
ini	formatio	n and belier, and n provided berei	n Eurth	ermore, the parties	acree that	disallowar	nce of any cl	aimed
	remntion	or other detern	nination	of additional tax du	ie. mav resi	ult in a per	alty of 10%	of the tax
dı.	ie nlus ii	nterest at 1% pe	r month	. Pursuant to NRS	375.030. the	Buyer ar	nd Seller sha	all be
ioi	ntly and	severally liable	for any	additional amount	owed.	•		
•	•	\	\ <u> </u>					
		1	1					
Si	gnature		__			Capacity	Grantor	·
	-	MATTHEW MO	ONIN, E	executor	///	· v		
J.		·	1					
6	gnature	1,000	7 M			Capacity	Grantee	•
OI:	gname		HMSON			Oupuoity		
		TIMOTITI TO	111001			·		
	SE	LLER (GRANTO	OR) INE	<u>ORMATION</u>	<u>BU</u>			<u>ORMATION</u>
		(REQL	JIRED)				REQUIRED)	
Pr	int Nam			N, Executor of the		e: <u>TIMOTI</u>	HY F JOHN	SON
١	•			Moonin, Deceased			ckerman Ave)
	dress:	8405 Starstr	<u>uck Ave</u>	nue	City:	Las Veç		00101
	ty:	Las Vegas	/	/	State: NV		Zip:	89131
St	ate: N		_ Zip:	89143	- ,			
	OND 4 11	VIDEDON DE	SUESTI	NG RECORDING	required if	not selle	r or buver\	
_	-				Escrow #:	86057	O MARCI	
	rint Nam ddress:	P.O. Box 518				-		
	ity:	Pioche	<u>, 020 10</u>	nam once	State: NV		. Zip:	89043
U	ıty.	I IOOIIC			-	-	 '	