

LINCOLN COUNTY, NV

2023-164647

\$255.40

RPTT:\$218.40 Rec:\$37.00 05/15/2023 07:41 AM

FIRST AMERICAN TITLE INSURANCE COMPANY BY 2 KC

OFFICIAL RECORD

AMY ELMER, RECORDER

A.P. No. 004-041-12
Escrow No. 13895-2663286-DP/CJ
R.P.T.T. \$218.40

WHEN RECORDED RETURN TO:

Brendan Stewart
PO Box 420
Alamo, NV 89001

MAIL TAX STATEMENTS TO:

Brendan Stewart
PO Box 420
Alamo, NV 89001

GRANT, BARGAIN and SALE DEED

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

Mary L. Stewart, as Surviving Joint Tenant

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

Brendan Stewart, a single man

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

COMMENCING AT THE SOUTHWEST CORNER OF THE NE 1/4 OF THE SW 1/4 OF SECTION 5, TOWNSHIP 7 SOUTH, RANGE 61 EAST, M.D.B. & M., THENCE RUNNING DUE EAST ALONG THE SOUTH LINE OF SAID NE 1/4 OF SW 1/4 A DISTANCE OF 910 FEET. MORE OR LESS TO THE WEST LINE OF MAIN STREET AT THE NORTHEAST CORNER OF LOT 1, BLOCK 46, ALAMO TOWNSITE ON FILE IN THE OFFICE OF THE COUNTY RECORDER OF SAID LINCOLN COUNTY; RUNNING THENCE N. 1° 23' W. ALONG THE WEST SIDE OF SAID MAIN STREET AND THE PROJECTION THEREOF, A DISTANCE OF 440 FT. TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING N. 1° 23' W., ALONG THE WEST SIDE OF SAID MAIN STREET AND THE PROJECTION THEREOF A DISTANCE OF 100 FT., THENCE SOUTH 88° 37' WEST A DISTANCE OF 125 FT., THENCE SOUTH 1° 23' EAST A DISTANCE OF 100 FT., THENCE NORTH 88° 37' EAST A DISTANCE OF 125 FT. TO THE POINT OF BEGINNING.

NOTE : THE ABOVE METES AND BOUND DESCRIPTION APPEARED PREVIOUSLY IN THAT CERTAIN DOCUMENT RECORDED NOVEMBER 21, 1977, IN BOOK 23, PAGE 93, AS INSTRUMENT NO. 60883.

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.

Mary Stewart
Mary L. Stewart

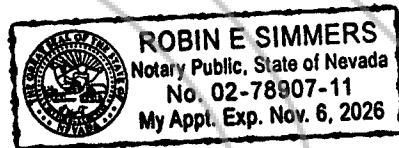
Mary L. Stewart

STATE OF **NEVADA**)
) : **ss.**
COUNTY OF)
Lincoln

This instrument was acknowledged before me on
May 1 2023 by
Mary L. Stewart.

Robin E. Simmers
Notary Public
(My commission expires: 11.6.2023)

This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed under Escrow
No. 13895-2663286



**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
 a) 004-041-12
 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 ONLY
 Book _____ Page: _____
 Date of Recording: _____
 Notes: _____

3. a) Total Value/Sales Price of Property: \$55,786.64
 b) Deed in Lieu of Foreclosure Only (value of property) (\$ _____)
 c) Transfer Tax Value: \$55,786.64
 d) Real Property Transfer Tax Due \$218.40

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: *Mary L. Stewart*
 Signature: _____

Capacity: Agent
 Capacity: _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: Mary L. Stewart
 Address: P.O. BOX 452
 City: Alamo
 State: NV Zip: 89001

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Brendan Stewart
 Address: PO Box 420
 City: Alamo
 State: NV Zip: 89001

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

Print Name: First American Title Insurance Company File Number: 13895-2663286 DP/DP
 Address: 2500 N Buffalo Drive, Ste 120
 City: Las Vegas State: NV Zip: 89128

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)