

LINCOLN COUNTY, NV

2023-165218

\$37.00

RPTT:\$0.00 Rec:\$37.00

06/20/2023 02:55 PM

RE-SOURCE TITLE AGENCY LLC

Pgs=3 AK

OFFICIAL RECORD

AMY ELMER, RECORDER

E05

APN# : 004-162-04

Recording Requested By:
RE-Source Title Agency, LLC

Escrow No.: 23-93-ERD

When Recorded Mail To:
Irene Burdick Spotten-James
11089 Missouri 2
Windsor, MO 65360

Mail Tax Statements to:
Same as Above

GRANT, BARGAIN AND SALE DEED

THIS INDENTURE WITNESSETH: That FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Brant H. James, spouse of the Grantee

do(es) hereby GRANT(s) BARGAIN SELL and CONVEY to

Irene Burdick Spotten-James, a married woman

and to the heirs and assigns of such Grantee forever, all the following real property situated in the City of Henderson, County of Clark State of Nevada bounded and described as follows:

See attached Exhibit A

THIS DEED IS GIVEN TO RELINQUISH ANY AND ALL COMMUNITY INTEREST IN THE ABOVE DESCRIBED PROPERTY

Subject to: 1. Taxes for the current fiscal year, paid current.
 2. Conditions, covenants restrictions, rights of way and easements now of record, if any.

TOGETHER with all tenements, hereditaments and appurtenances, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof.

Dated: June 5, 2023

Seller Spouse Signature Brant H. James
Brant H.
James

STATE OF NEVADA
COUNTY OF LINCOLN

This instrument was acknowledged before me on this 5th day of June, 2023, by
Brant H. James

Kimberly S. Lyons
Signature of notarial officer

My Commission Expires: 2/13/27

KIMBERLY S. LYONS
Notary Public, Notary Seal
State of Missouri
Hervey County
Commission # 0409358
My Commission Expires 2/13/27

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EXHIBIT "A"

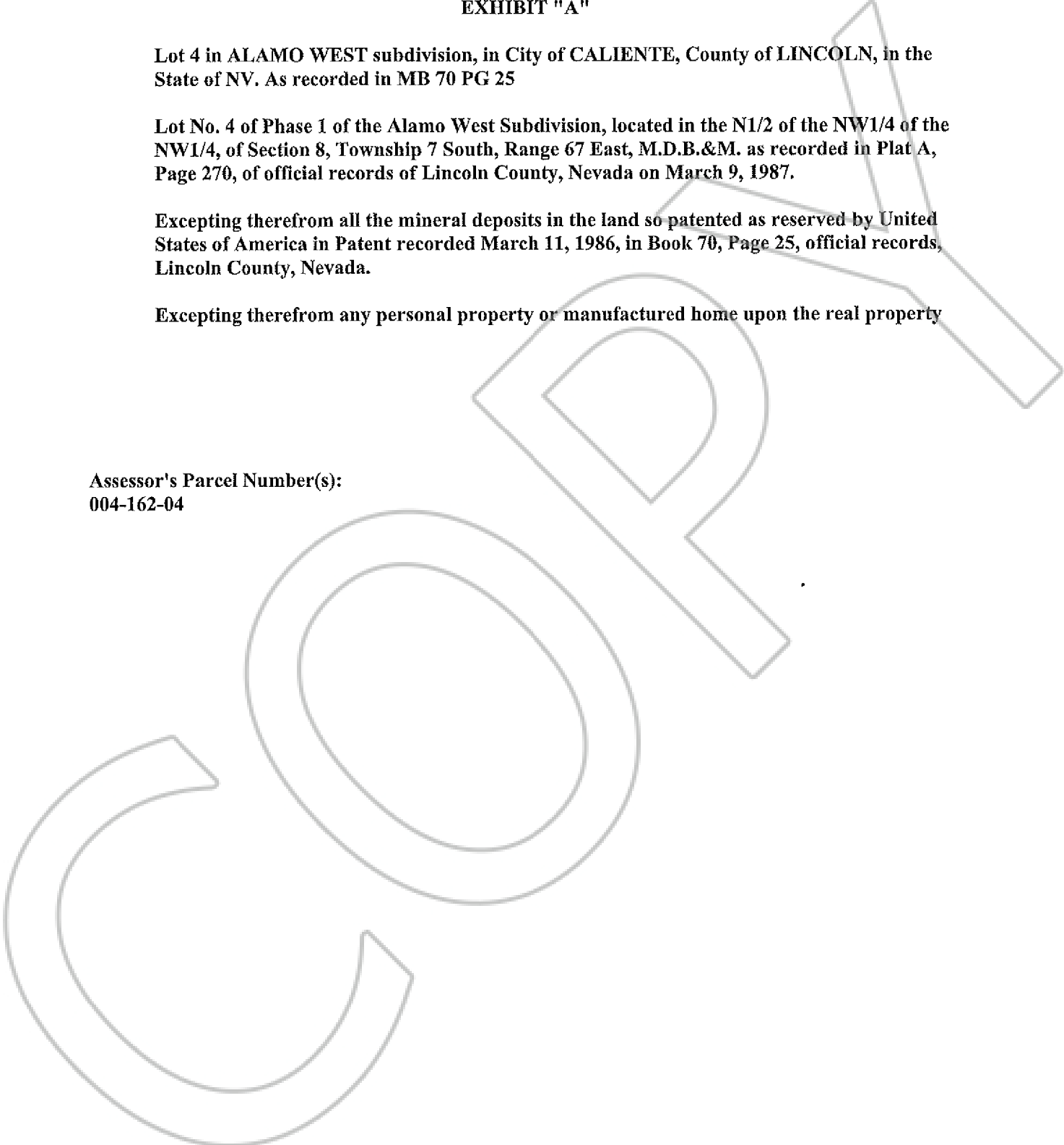
Lot 4 in ALAMO WEST subdivision, in City of CALIENTE, County of LINCOLN, in the State of NV. As recorded in MB 70 PG 25

Lot No. 4 of Phase 1 of the Alamo West Subdivision, located in the N1/2 of the NW1/4 of the NW1/4, of Section 8, Township 7 South, Range 67 East, M.D.B.&M. as recorded in Plat A, Page 270, of official records of Lincoln County, Nevada on March 9, 1987.

Excepting therefrom all the mineral deposits in the land so patented as reserved by United States of America in Patent recorded March 11, 1986, in Book 70, Page 25, official records, Lincoln County, Nevada.

Excepting therefrom any personal property or manufactured home upon the real property

**Assessor's Parcel Number(s):
004-162-04**



**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a) _____
 b) 004-162-04
 c) _____
 d) _____

2. Type of Property:
 a) Vacant Land
 b) Sgl. Fam. Residence
 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	
Document/Instrument No.:	_____
Book _____	Page _____
Date of Recording:	_____
Notes:	_____

3. a. Total Value/Sale 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: Transfer from spouse to spouse without consideration. Spouse was never on title.
 5. Partial Interest: Percentage Being Transferred: 100.00%

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 the 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
 Signature: [Signature] Capacity: Grantee Escrow Officer

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

Print Name: Brant H James
 Address: 11089 Missouri 2
 City: Windsor
 State: MO Zip: 65360

**SELLER (GRANTEE) INFORMATION
(REQUIRED)**

Print Name: Irene Burdick Spotten-James
 Address: 11089 Missouri 2
 City: Windsor
 State: MO Zip: 65360

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

Print Name: RE-Source Title Agency, LLC Esc. #: 23-93-ERD
 Address: 675 Grier Drive, Suite 200
 City: Las Vegas State: NV Zip: 89119