

LINCOLN COUNTY, NV **2023-165405**
RPTT:\$1224.60 Rec:\$37.00
Total:\$1,261.60 **06/29/2023 02:13 PM**
COW COUNTY TITLE CO Pgs=4 KC

A.P.N. No.:	004-132-01
R.P.T.T.	\$1,224.60
Escrow No.:	86221
Recording Requested By:	
Cow County Title Co.	
Mail Tax Statements To:	<i>Same as below</i>
When Recorded Mail To:	
MATTHEW ROEMER and KIMBERLY ROEMER	
334 Peggy Way, #136	
Alamo, NV 89001	



OFFICIAL RECORD
AMY ELMER, RECORDER

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That **HARLEY D HARRIS and KATHRYN C HARRIS, husband and wife** for valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to **MATTHEW ROEMER and KIMBERLY ROEMER, husband and wife as joint tenants**, 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:

That portion of the Northeast Quarter (NE1/4) and Northwest Quarter (NW1/4) of Section 8, Township 7 South, Range 61 East, M.D.B.&M. more particularly described as follows:

Lot 18 of ALAMO SOUTH SUBDIVISION TRACT NO. 1, UNIT NO. 1, as shown on that certain final plat recorded January 13, 1977 in the Office of the County Recorder of Lincoln County Nevada, in Book A-1 of Plats, page 124, as File No. 59020, Lincoln County, Nevada records.

ASSESSOR'S PARCEL NUMBER FOR 2022 - 2023: 004-132-01

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.
3. A new Deed of Trust to record concurrent.

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: June 22, 2023

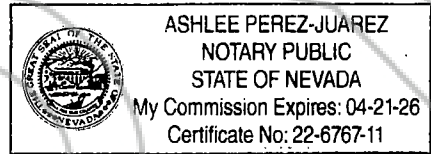
Harley D. Harris
HARLEY D HARRIS

Kathryn C. Harris
KATHRYN C HARRIS

State of Nevada)
County of Lincoln) ss.

This instrument was acknowledged before me on the 26th day of June, 2013 By:
HARLEY D HARRIS and KATHRYN C HARRIS

Signature: Ashlee Perez-Juarez
Notary Public
Expiration Date: 4-21-26



**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)

- a) 004-132-01
- 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 \$313,830.00
Deed in Lieu of Foreclosure Only (value of Property) (_____)
Transfer Tax Value: \$313,830.00
Real Property Transfer Tax Due: \$1,224.60

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 HARLEY D HARRIS Capacity Grantor

Signature *Matthew Roemer* Capacity Grantee
MATTHEW ROEMER

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

Print Name: HARLEY D HARRIS and KATHRYN C HARRIS
Address: P.O Box 443
City: Alamo
State: NV Zip: 89001

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

Print Name: MATTHEW ROEMER and KIMBERLY ROEMER
Address: 334 Peggy Way # 136
City: Alamo
State: NV Zip: 89001

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

Print Name: Cow County Title Co. Escrow #: 86221
Address: P.O. Box 518, 328 Main Street
City: Pioche State: NV Zip: 89043

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)

- a) 004-132-01
- 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 \$313,830.00
 Deed in Lieu of Foreclosure Only (value of Property) (_____)
 Transfer Tax Value: \$313,830.00
 Real Property Transfer Tax Due: \$1,224.60

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
 HARLEY D HARRIS

Signature _____ Capacity Grantee
 MATTHEW ROEMER

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: HARLEY D HARRIS and KATHRYN C HARRIS
 Address: P.O Box 443
 City: Alamo
 State: NV Zip: 89001

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: MATTHEW ROEMER and KIMBERLY ROEMER
 Address: 334 Peggy Way #136
 City: Alamo
 State: NV Zip: 89001

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

Print Name: Cow County Title Co. Escrow #: 86221
 Address: P.O. Box 518, 328 Main Street
 City: Pioche State: NV Zip: 89043

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED