LINCOLN COUNTY, NV

2023-166022

\$700.00

RPTT:\$663.00 Rec:\$37.00 **10/11/2023 10:48 AM**

FIRST AMERICAN TITLE INSURANCE COMPRISE 3 KC

OFFICIAL RECORD

AMY ELMER, RECORDER

APN/Parcel ID(s): 004-111-08

Order No.: 234380-007-NFT

WHEN RECORDED MAIL TO and MAIL TAX STATEMENTS TO:

Sean Tabor Maxwell and Alyson Maxwell P.O. Box 324 Alamo, NV 89001

2666661

SPACE ABOVE THIS LINE FOR RECORDER'S USE

GRANT, BARGAIN AND SALE DEED

R.P.T.T \$663.00

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

Laci Fiatoa, An Unmarried Woman,

do(es) hereby GRANT, BARGAIN AND SELL to

Sean Tabor Maxwell and Alyson Maxwell, Husband and Wife as Joint Tenants

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

FOR LEGAL DESCRIPTION OF THE REAL PROPERTY, SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

Subject to:

- All general and special taxes for the current fiscal year.
- 2. Covenants, Conditions, Restrictions, Reservations, Rights, Rights of way and Easements now of record.

Together with all tenements, hereditaments and appurtenances, including easements and water rights, if any, thereto belonging or appertaining, and any revisions, remainders, rents, issues or profits thereof.

Grant Bargain and Sale Deed SCA0002454.doc / Updated: 07.19.22

NV-FT-FLAV-01550.420007-234380-007

SIGNATURE AND NOTARY ACKNOWLEDGMENT FOR GRANT BARGAIN SALE DEED

Dated: 10-4-23

Laci Fiatoa

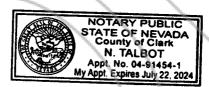
State of NEVADA

County of LINCOLN CLAYK

This instrument was acknowledged before me on this 4 day of October, by

Laci Fiatoa

[SEAL]



NO: 04-91454-1

EXHIBIT A

The Land referred to herein below is situated in the County of Lincoln, State of Nevada, and is described as follows:

PARCEL 3-2 SHOWN ON SUBSEQUENT PARCEL MAP FOR GERALD H. & MARY S. WILSON, RECORDED AUGUST 6, 2001, IN PLAT BOOK B, PAGE 382 AS FILE 116748, AND CERTIFICATES OF AMENDMENT THERETO RECORDED SEPTEMER 21, 2001 IN BOOK 158, PAGE 319, AS FILE 116985 AND RERECORDED SEPTEMBER 21, 2001 IN BOOK B, PAGE 399 AS FILE 117004, LINCOLN COUNTY, NEVADA.



STATE OF NEVADA DECLARATION OF VALUE

1. Assessor's Parcel Number(s) a. 004-111-08	
•	\ \
b	\ \
d.	\ \
2. Type of Property:	\ \
a. U Vacant Land b. W Single Fam. Res.	FOR RECORDERS OPTIONAL USE ONLY
c. \square Condo/Twnhse d. \square 2-4 Plex	Book Page:
e. \square Apt. Bldg f. \square Comm'l/Ind'l	Date of Recording:
g. \square Agricultural h. \square Mobile Home	Notes:
Other	
3. a. Total Value/Sales Price of Property	\$ <u>170,000.00</u>
b. Deed in Lieu of Foreclosure Only (value of propert	ty) (
c. Transfer Tax Value:	\$ 170,000.00
d. Real Property Transfer Tax Due	\$ 663.00
4. If Exemption Claimed:	
a. Transfer Tax Exemption per NRS 375.090, Section	n NONE
b. Explain Reason for Exemption:	
o. Explain Reason for Exemption.	
5. Partial Interest: Percentage being transferred: 100.00	
and NRS 375.110, that the information provided is correct and can be supported by documentation if called upon to s Furthermore, the parties agree that disallowance of any cla additional tax due, may result in a penalty of 10% of the ta to NRS 375.030, the Buyer and Seller shall be jointly and Signature	ubstantiate the information provided herein. imed exemption, or other determination of the due plus interest at 1% per month. Pursuant
Signature VOV	Capacity: Grantor [1901]
Signature	Capacity: Grantee
SELLER (GRANTOR) INFORMATION (REQUIRED)	BUYER (GRANTEE) INFORMATION (REQUIRED)
Print Name: Laci Fiatoa	Print Name: Sean Tabor Maxwell and Alyson Maxwell
Address: P.O. Box 265	Address: P.O. Box 324
City: Alamo	City: Alamo
State: NV Zip: 89001	State: NV Zip: 89001
COMPANY/PERSON REQUESTING RECORDING ((Required if not seller or buyer)
Print Name: Fidelity National Title Agency of Nevada, Inc.	Escrow # 234380-00
Address: 736 W. Pioneer Blvd., Suite 101	
City: Mesquite	State: NV Zip: 89027
AS A PUBLIC RECORD THIS FORM MA	AY BE RECORDED/MICROFILMED

C/O FIRST AMERICAN TITLE
10 000 W. CHARLESTON BLVD STE 180
LAS VEGAS, NV 89135