

LINCOLN COUNTY, NV **2023-166097**
 \$524.50
 RPTT:\$487.50 Rec:\$37.00 **10/25/2023 12:03 PM**
 MESQUITE TITLE COMPANY Pgs=1 AE
OFFICIAL RECORD
AMY ELMER, RECORDER

A.P.N.: 013-170-43
 Order No. 20274
 R.P.T.T. \$487.50
RECORDING REQUESTED BY:
 Mesquite Title Company

MAIL DOCUMENT & TAX STATEMENT TO:
 Hilda Adriana Reynoso Perez
 273 Topaz
 Mesquite, NV 89027

GRANT, BARGAIN and SALE DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,
 Barbara J. Cooper, a widow

do(es) hereby GRANT, BARGAIN and SELL to
 Hilda Adriana Reynoso Perez and Jose Trinidad Cruz Montero, Wife and Husband, as Joint Tenants

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

Parcel Four (4) shown by parcel map for Stephanie Elaine Barnett recorded June 11, 2004 as
 Doc. No. 122484, filed in Book "C" of Maps, Page 52 in the office of the County Recorder, Lincoln
 County, Nevada;

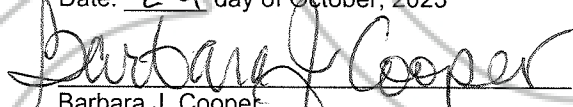
EXCEPTING THEREFROM any portion lying within ROSE STREET as the same now exists;

**EXCEPTING THEREFROM any Manufactured/Mobile Home located thereon not "affixed"
 according to Nevada Revised Statute(s) and assessed as Real Property.**

SUBJECT TO:
 1. Taxes for the current fiscal year.
 2. Covenants, conditions, restrictions, reservations, rights of way and easements of
 record.

TOGETHER with all tenements, hereditaments and appurtenances thereunto belonging or appertaining.

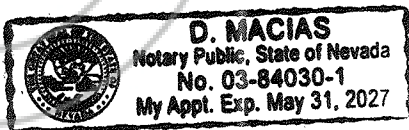
Date: 24 day of October, 2023

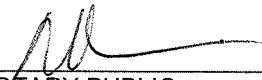


 Barbara J. Cooper

STATE OF Nevada)
)
 :ss.
 COUNTY OF Clark)

On the 24 day of October, 2023, personally appeared before me, Barbara J. Cooper, the signer of
 the within instrument who duly acknowledged to me that he/she executed the same.





 NOTARY PUBLIC
 My Commission Expires: 5-31-27

**STATE OF Nevada
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 013-170-43 _____
- 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
- Other

RECORDERS FOR OPTIONAL USE ONLY	
Book: _____	Page: _____
Date of Recording: _____	
Notes: _____	

- 3. a. Total Value/Sales Price of Property: \$125,000.00
- b. Deed in Lieu of Foreclosure Only(value of property): (0.00)
- c. Transfer Tax Value: \$125,000.00
- d. Real Property Transfer Tax Due \$487.50

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 Barbara J. Cooper Capacity _____ Grantor's Agent _____
 Signature Hilda Adriana Reynoso Perez Capacity _____ Grantee's Agent _____

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

Barbara J. Cooper
 Print Name: By: , Agt. _____
 Address: P.O BOX 2432 _____
 City: Overton _____
 State: Nevada Zip: _____

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

Hilda Adriana Reynoso Perez and Jose Trinidad Cruz Montero
 Print Name: By: , Agt. _____
 Address: 273 Topaz _____
 City: Mesquite _____
 State: Nevada Zip: 89027 _____

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

Print Name: Mesquite Title Company Escrow #: 20274
 Address: 840 Pinnacle Ct. Building 3
 City: Mesquite State: NV Zip: 89027

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