

LINCOLN COUNTY, NV

2023-166111

\$37.00

RPTT:\$0.00 Rec:\$37.00

10/30/2023 01:46 PM

FIRST AMERICAN TITLE INSURANCE COMPANY

OFFICIAL RECORD

AMY ELMER, RECORDER

E05

A.P.N.: 011-200-17

File No: 13895-2668422 (DP)

R.P.T.T.: \$Exempt 5

When Recorded Mail To: Mail Tax Statements To:
Kenneth D. Maxwell and Nicole Maxwell
PO Box 295
Alamo, NV 89001

GRANT, BARGAIN and SALE DEED

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

Kenneth D. Maxwell, as Surviving Joint Tenant

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

Kenneth D. Maxwell and Nicole Maxwell, husband and wife as joint tenants with right of survivorship

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

COMMENCING AT THE NORTH QUARTER CORNER (N 1/4) OF SECTION 32, TOWNSHIP 6 SOUTH, RANGE 61 EAST, M.D.B.&M.

THENCE SOUTH 01°30'13" EAST, A DISTANCE OF 359.61 FEET TO A POINT;

THENCE SOUTH 88°29'47" WEST, A DISTANCE OF 30.00 FEET TO A POINT;

THENCE NORTH 38°30'47" WEST, A DISTANCE OF 37.21 FEET TO A POINT;

THENCE SOUTH 51°29'13" WEST, A DISTANCE OF 77.51 FEET TO THE TRUE POINT OF BEGINNING;

THENCE NORTH 32°12'18" WEST, A DISTANCE OF 410.48, FEET TO A POINT;

THENCE AROUND THE ARC OF A CURVE IN A SOUTHERLY DIRECTION, HAVING A RADIUS OF 55 FEET ON AN ANGLE OF 90°, A DISTANCE OF 86.39 FEET TO A POINT.

THENCE SOUTH 51°29'13" WEST, A DISTANCE OF 85.10 FEET TO A POINT.

THENCE AROUND THE ARC OF A CURVE IN AN EASTERLY DIRECTION, HAVING A RADIUS OF 25 FEET, AND AN ANGLE OF 90° A DISTANCE OF 39.27 FEET TO A POINT.

THENCE SOUTH 38°30'47" EAST, A DISTANCE OF 328.00 FEET TO A POINT.


THENCE NORTH 51°29'13" EAST, A DISTANCE OF 120.00 FEET TO THE TRUE POINT OF BEGINNING.

NOTE: THE ABOVE METES AND BOUNDS DESCRIPTION APPEARED PREVIOUSLY IN THAT CERTAIN DOCUMENT RECORDED NOVEMBER 16, 1999, IN BOOK 145, PAGE 22, AS INSTRUMENT NO. 113606.

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

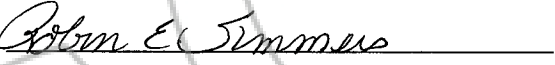
Subject to

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.

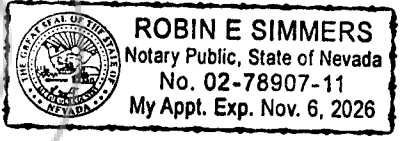

Kenneth D. Maxwell

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

This instrument was acknowledged before me on this:
17 day of October, 2023

By: **Kenneth D. Maxwell**


Notary Public
(My commission expires: 11-6-2026)



**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
 a) 011-200-17
 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	
Book _____	Page: _____
Date of Recording: _____	
Notes: _____	

3. a) Total Value/Sales 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 \$ _____

4. If Exemption Claimed:

- a. Transfer Tax Exemption, per 375.090, Section: 05
 b. Explain reason for exemption: Transfer between spouses without consideration, adding spouse to title.

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: [Signature]
 Signature: [Signature]

Capacity: Grantor
 Capacity: Grantee

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

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

Print Name: Kenneth D. Maxwell
 Address: PO Box 295
 City: Alamo
 State: NV Zip: 89001

Print Name: Kenneth D. Maxwell and
Nicole Maxwell
 Address: PO Box 295
 City: Alamo
 State: NV Zip: 89001

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

First American Title Insurance
 Print Name: Company
 Address: 2500 N Buffalo Drive, Ste 120
 City: Las Vegas

File Number: 13895-2668422 DP/ DP
 State: NV Zip: 89128

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