

LINCOLN COUNTY, NV **2023-166313**
\$1,304.50
RPTT:\$1267.50 Rec:\$37.00 **12/04/2023 12:39 PM**
FIRST AMERICAN TITLE INSURANCE COMPANY
OFFICIAL RECORD
AMY ELMER, RECORDER

A.P.N.: 001-341-53
File No: 13896-2666619 (TV)
R.P.T.T.: \$1,267.50

When Recorded Mail To: Mail Tax Statements To:
Dion Michael Lewis, Jr. and Cassandra J. Lapinske
Trzesniewski
P.O. Box 576
Pioche, NV 89043

GRANT, BARGAIN and SALE DEED

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

Robert D. Rowe, Jr. and Nicole M. Rowe, husband and wife as joint tenants

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

Dion Michael Lewis, Jr. and Cassandra J. Lapinske Trzesniewski, husband and wife as
joint tenants

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

**PARCEL 5 AS SHOWN ON THE AMENDED SUBSEQUENT PARCEL MAP FOR JAMES
VINCENT RECORDED NOVEMBER 18, 1997 IN BOOK PLAT B, PAGE 71 AS FILE NO.
110132, FILED IN THE OFFICE OF THE COUNTY RECORDER, LINCOLN COUNTY,
NEVADA, LOCATED WITHIN A PORTION OF THE NORTHEAST QUARTER (NE 1/4) OF
SECTION 15, TOWNSHIP 1 NORTH, RANGE 67 EAST, M.D.B. & M.**

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.

Robert D. Rowe Jr.
Robert D. Rowe Jr.

Nicole M. Rowe
Nicole M. Rowe
Nicole M. Rowe

STATE OF North Dakota)
COUNTY OF Grand Forks) : ss.

This instrument was acknowledged before me on October 27, 2023 by Robert D. Rowe, Jr. and Nicole M. Rowe.

Katie J Gray
Notary Public
(My commission expires: June 7, 2027)

KATIE J GRAY
NOTARY PUBLIC
STATE OF NORTH DAKOTA
My Commission Expires JUNE 7, 2027

This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed under Escrow No. 107-2666619.

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 001-341-53
- 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: \$325,000.00
- b) Deed in Lieu of Foreclosure Only (value of property) (\$ _____)
- c) Transfer Tax Value: \$325,000.00
- d) Real Property Transfer Tax Due \$1,267.50

4. **If Exemption Claimed:**

- a. Transfer Tax Exemption, per 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: [Signature]
Signature: [Signature]

Capacity: Grantor /Seller
Capacity: Grantor /Seller

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

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

Print Name: Robert D. Rowe, Jr. and Nicole M. Rowe
Address: 605 CENTER ST E
City: ROSEAU
State: NV Zip: 89751

Print Name: Dion Michael Lewis, Jr. and*
Address: P.O. Box 576
City: Pioche
State: NV Zip: 89043

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

First American Title Insurance
Print Name: Company
Address: 9139 Russell Road, Ste 100
City: Las Vegas

File Number: 107-2666619 TV/ TV
State: NV Zip: 89148

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

* Cassandra J. Lapinske Trzesniewski