

A.P.N.: 001-101-25
File No: 119-2669452 (SC)
R.P.T.T.: \$542.10

LINCOLN COUNTY, NV
\$579.10
RPTT:\$542.10 Rec:\$37.00 12/06/2023 12:37 PM
FIRST AMERICAN TITLE INSURANCE COMPANY
OFFICIAL RECORD
AMY ELMER, RECORDER

When Recorded Mail To: Mail Tax Statements To:
Cydney Dwire
PO Box 7
Pioche, NV 89043

GRANT, BARGAIN and SALE DEED

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

Sheryl Moore, an unmarried woman

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

Cydney Dwire, an unmarried woman

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

LOTS 31, 32, 33 & 34 IN BLOCK 18 IN THE TOWN OF PIOCHE, LINCOLN COUNTY, NEVADA AS SAID LOTS AND BLOCK ARE PLATTED AND DESCRIBED ON THE OFFICIAL PLAT OF SAID TOWN OF PIOCHE, NOW ON FILE AND OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF SAID LINCOLN COUNTY, NEVADA, AND TO WHICH PLAT AND THE RECORDS THEREOF REFERENCE IS HEREBY MADE FOR FURTHER PARTICULAR DESCRIPTION.

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.

Sheryl Moore

Sheryl Moore

Sheryl Moore

Ohio
STATE OF ~~NEVADA~~)
Fairfield: ss.
COUNTY OF CLARK)

This instrument was acknowledged before me on 27th Nov 2023
by

Sheryl Moore

Sheryl Moore.

27th Nov 2023

Carl D DeMatteo

Notary Public

(My commission expires: 10-10-2027)

This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated 11/27/2023 under Escrow No. 119-2669452



Carl D DeMatteo
Notary Public, State Of Ohio
My Commission Expires Oct. 10, 2027

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 001-101-25
- 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: \$138,700.00
- b) Deed in Lieu of Foreclosure Only (value of property) (\$ _____)
- c) Transfer Tax Value: \$138,700.00
- d) Real Property Transfer Tax Due \$542.10

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: _____

Capacity: Agent
Capacity: _____

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

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

Print Name: Sheryl Moore
Address: 430 North Columbus Street
City: Lancaster
State: OH Zip: 43130

Print Name: Cydney Dwire
Address: PO Box 7
City: Pioche
State: NV Zip: 89043

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

First American Title Insurance
Print Name: Company
Address: 7674 W Lake Mead Blvd, Ste 108
City: Las Vegas

File Number: 119-2669452 SC/ SC
State: NV Zip: 89128

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