

LINCOLN COUNTY, NV **2024-166540**
\$37.00
RPTT:\$0.00 Rec:\$37.00 **01/18/2024 01:35 PM**
MONUMENT TITLE INSURANCE, INC. Pgs=2 AK
OFFICIAL RECORD
AMY ELMER, RECORDER E03

APN NO.: 013-041-24

**MAIL TAX STATEMENTS and
WHEN RECORDED MAIL TO:**

Anthony R Adams Sr.
PO Box 823
Caliente, NV 89008

ESCROW NO.: 221790KAB
Exemption #3

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH THAT:

Anthony Adams and Deborah Adams, Grantor, for a valuable consideration, the receipt of which is hereby acknowledged, do hereby Grant, Bargain Sell and convey to:

Anthony R Adams Sr. and Deborah Adams, husband and wife as joint tenants with right of survivorship, Grantee, all that real property situate in the County of Lincoln, State of Nevada, described as follows:

LOT 31 OF HIGHLAND KNOLLS SUBDIVISION, ACCORDING TO THE OFFICIAL MAP FILED IN THE OFFICE OF THE LINCOLN COUNTY RECORDER, STATE OF NEVADA ON AUGUST 9, 1972.

EXCEPTING THERE FROM ALL OIL, GAS, SODIUM AND POTASSIUM RESERVED BY THE UNITED STATES OF AMERICA BY PATENT DATED AUGUST 29, 1968, RECORDED IN BOOK N-1, PAGE 330, REAL ESTATE DEED RECORDS OF LINCOLN COUNTY, STATE OF NEVADA.

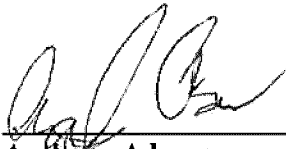
TOGETHER WITH all and singular the tenements, hereditaments and appurtenances thereunto belonging to in anywise appertaining.

SUBJECT TO:

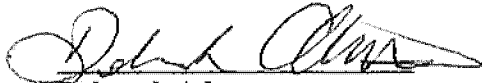
1. General and special taxes for the current fiscal year.
2. Covenants, conditions, restrictions, rights of way, easements and reservations of record.

Signature Acknowledgement(s) attached hereto and made a part hereof

Signature acknowledgement to Grant, Bargain, Sale Deed Escrow No.: 221790KAB



Anthony Adams



Deborah Adams

STATE OF NEVADA

:SS

COUNTY OF LINCOLN

On This 12th day of January, in the year 2024, before me, a Notary Public in and for said State, personally appeared **Anthony Adams and Deborah Adams**, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument, and acknowledged to me that he/she/they executed the same.

WITNESS my hand and official seal.



Notary Public
Residing at Lincoln, County NV
Commission Expires: 1/12/27



**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)

- a) 013-041-24
- 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 _____

FOR RECORDER'S OPTIONAL USE ONLY
 Book: _____ Page: _____
 Date of Recording: _____
 Notes: _____

3. Total Value/Sales Price of Property

\$ 0.00
 Deed in Lieu of Foreclosure Only (value of property) \$(_____)
 Transfer Tax Value: \$ _____
 Real Property Transfer Tax Due \$0.00

4. If Exemption Claimed:

- a. Transfer Tax Exemption per NRS 375.090, Section # 3
- b. Explain Reason for Exemption: **Recognize true status-record to correct vesting of owner**

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 _____ Capacity: agent for Grantor
 Signature _____ Capacity: agent for Grantee

SELLER (GRANTOR) INFORMATION (REQUIRED)

Print Name: Anthony & Deborah Adams
 Address: PO BOX 823
 City: CALIENTE
 State: NV Zip: 89008

BUYER (GRANTEE) INFORMATION (REQUIRED)

Print Name: Anthony R Adams Sr. and Deborah Adams
 Address: PO Box 823
 City: Caliente
 State: NV Zip: 89008

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

Print Name: Monument Title Insurance, Inc. Escrow #: 221790KAB
 Address: 3068 E. Sunset Road, Suite 6, .
 City: Las Vegas State: NV Zip: 89120