

LINCOLN COUNTY, NV

**2024-166669**

\$973.00

RPTT:\$936.00 Rec:\$37.00

03/11/2024 07:51 AM

LANDMARK TITLE ASSURANCE AGENCY OFFgs=3 KC

OFFICIAL RECORD

AMY ELMER, RECORDER

**A.P.N.:** 004-161-05

**R.P.T.T.:** 936.00

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

**TERESA MATHEWS AND  
PAUL HUNT MATHEWS  
680 BOX CANYON ROAD  
ALAMO, NV 89001**

## **GRANT, BARGAIN, SALE DEED**

THE INDENTURE WITNESSETH: That Tammy L. Fowles, Trustee of the Alamo Trust dated July 14, 2016

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do(es) hereby Grant, Bargain, Sell and Convey to Teresa Mathews and Paul Hunt Mathews, wife and husband, as joint tenants

all that real property situated in Lincoln County, State of Nevada, bounded and described as follows:

**SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF AS  
EXHIBIT "A"**

**COMMONLY KNOWN ADDRESS:**

680 Box Canyon Road  
Alamo, NV 89001

**SUBJECT TO:** 1. Taxes for the current fiscal year, not delinquent, including personal property taxes of any former owner, if any;  
2. Covenants, Conditions, Reservations, Rights, Rights of Way and Easements now of record.

Together with all and singular tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

**The Alamo Trust**

By: Tammy L Fowles  
Tammy L. Fowles, Trustee

**Tammy L Fowles, Trustee**

STATE OF NEVADA  
COUNTY OF ~~Lincoln~~ EIKO

This instrument was acknowledged before me on this 28<sup>th</sup> day of February, 2024, by  
TAMMY L. FOWLES, TRUSTEE.

[Signature]  
\_\_\_\_\_  
Signature of notarial officer

My Commission Expires: 11-17-2025

**Marianne K Ryder**



**No 21-8238-06**  
**Exp 11-17-2025**

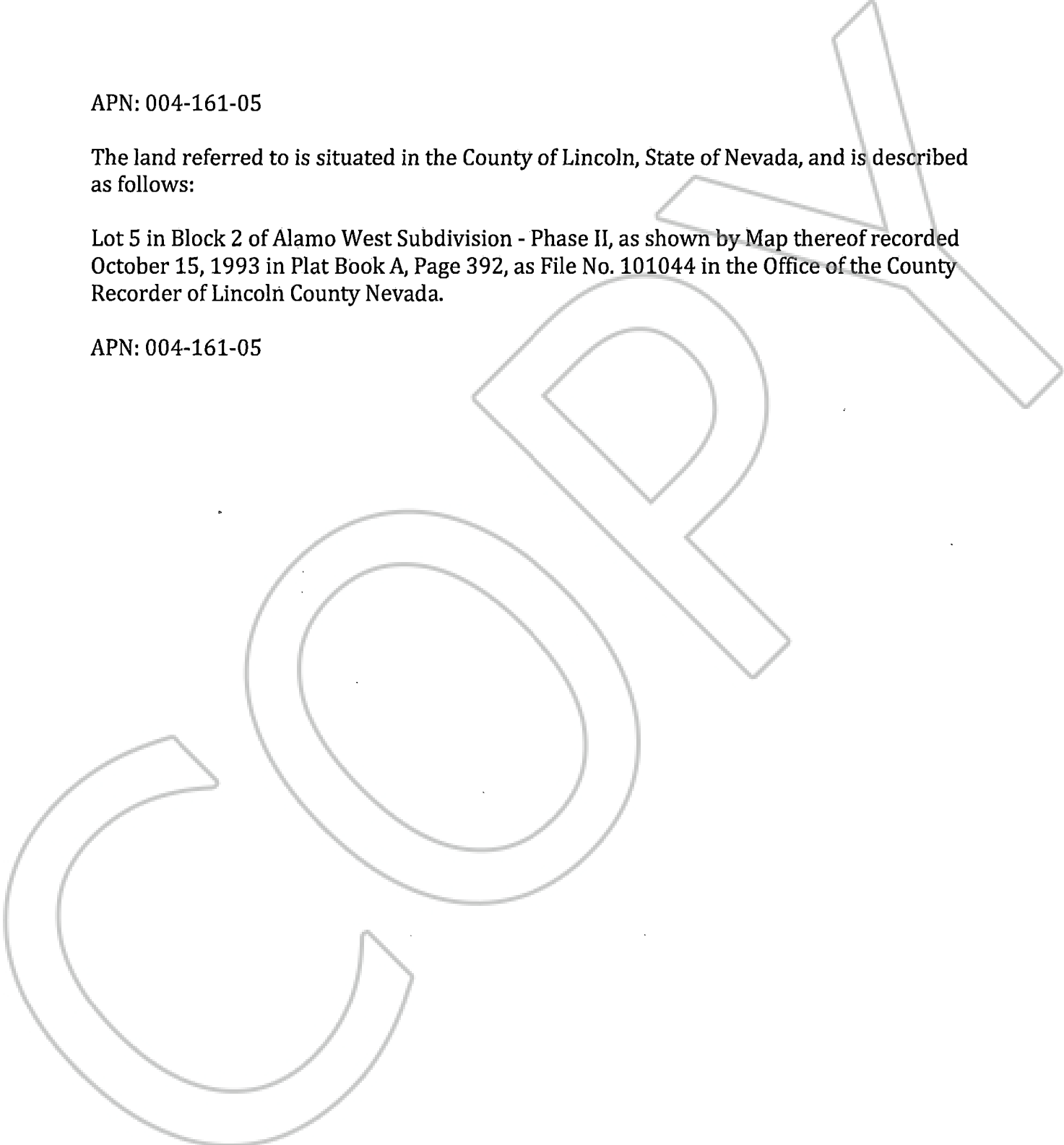
**EXHIBIT A**

APN: 004-161-05

The land referred to is situated in the County of Lincoln, State of Nevada, and is described as follows:

Lot 5 in Block 2 of Alamo West Subdivision - Phase II, as shown by Map thereof recorded October 15, 1993 in Plat Book A, Page 392, as File No. 101044 in the Office of the County Recorder of Lincoln County Nevada.

APN: 004-161-05



**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)  
 a) 004-161-05  
 b) \_\_\_\_\_  
 c) \_\_\_\_\_  
 d) \_\_\_\_\_

2. Type of Property:  
 a)  Vacant Land      b)  Sgl. Fam. Residence  
 c)  Condo/twnhse    d)  2-4 Plex  
 e)  Apt. Bldg.        f)  Comm'/Ind'  
 g)  Agricultural      h)  Mobile Home  
 Other: \_\_\_\_\_

<b>FOR RECORDER'S OPTIONAL USE ONLY</b>	
Document/Instrument No.:	_____
Book _____	Page _____
Date of Recording:	_____
Notes:	_____

3. a. Total Value/Sale Price of Property: \$240,000.00  
 b. Deed in Lieu of Foreclosure Only (value of property) \$  
 c. Transfer Tax Value: \$240,000.00  
 d. Real Property Transfer Tax Due: \$936.00

4. **IF EXEMPTION CLAIMED:**  
 a. Transfer Tax Exemption, per NRS 375.090, Section: \_\_\_\_\_  
 b. Explain Reason for Exemption: \_\_\_\_\_

5. Partial Interest: Percentage Being Transferred: 100.00%

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 the 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: Tammy J Fowler Capacity: Grantor

Signature \_\_\_\_\_ Capacity: Grantee

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

Print Name: The Alamo Trust  
 Address: PO Box 8531  
 City: Spring Creek  
 State: NV Zip: 89815

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

Print Name: Teresa Mathews and Paul Hunt Mathews  
 Address: 680 Box Canyon Road  
 City: Alamo  
 State: NV Zip: 89001

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

Print Name: Landmark Title Assurance Agency of Nevada Esc. #: 24-4310-DR  
 Address: 6785 West Russell Road, 201  
 City Las Vegas State: NV Zip: 89118

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED