

LINCOLN COUNTY, NV **2024-166715**
\$934.00
RPTT:\$897.00 Rec:\$37.00 **03/21/2024 02:49 PM**
FIRST AMERICAN TITLE INSURANCE COMPANY
OFFICIAL RECORD
AMY ELMER, RECORDER

APN/Parcel ID(s): 004-141-79

Order No.: 240859-007-NFT

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

Devon Blake and Bryn Blake
P.O. Box 632
Alamo, NV 89001

File # 2671983

SIGNED IN COUNTERPART

SPACE ABOVE THIS LINE FOR RECORDER'S USE

GRANT, BARGAIN AND SALE DEED

R.P.T.T \$897.00

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

**John Harris and Catlin Harris, Husband and Wife as Joint Tenants who acquired
title as John & Catlin Harris,**

do(es) hereby GRANT, BARGAIN AND SELL to

Devon Blake and Bryn Blake, Husband and Wife as Joint Tenants

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

FOR LEGAL DESCRIPTION OF THE REAL PROPERTY, SEE EXHIBIT "A"
ATTACHED HERETO AND MADE A PART HEREOF.

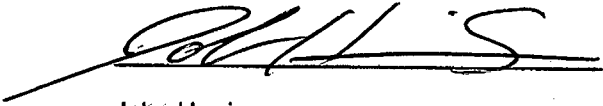
Subject to:

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.

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

SIGNATURE AND NOTARY ACKNOWLEDGMENT FOR
GRANT BARGAIN SALE DEED

Dated: 3/19/2024



John Harris

Signed in counterpart

Catlin Harris

State of NEVADA

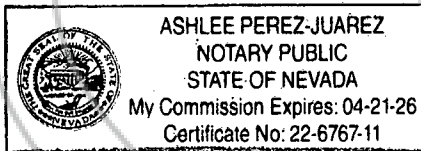
County of LINCOLN

This instrument was acknowledged before me on this 19th day of March, 2024, by

John Joe Harris


Notary Public

[SEAL]



SIGNATURE AND NOTARY ACKNOWLEDGMENT FOR
GRANT BARGAIN SALE DEED

Dated: 3/19/2024

Signed in counterpart

John Harris

Catlin Harris

Catlin Harris

State of ~~NEVADA~~ Arizona
County of ~~LINCOLN~~ Mohave

This instrument was acknowledged before me on this 19th day of March,
2024, by

Catlin Harris

Leanna D. Kemp

Notary Public

Leanna D. Kemp

[SEAL]

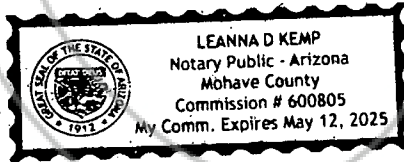


EXHIBIT 'A'

Located in the Northwest Quarter (NW 1/4), Section 5, Township 7 South, Range 61 East, Mount Diablo Base and Meridian, within Lincoln County, Nevada and being more particularly described as:

All of Parcel 1 as recorded on the Parcel Map for Kelly Johnson and Melody Johnson, Document No. 2021-160757 in the Official Records of Lincoln County, Nevada.

STATE OF NEVADA
DECLARATION OF VALUE

1. Assessor's Parcel Number(s)
a. 004-141-79
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 RECORDERS OPTIONAL USE ONLY	
Book _____	Page: _____
Date of Recording: _____	
Notes: _____	

3. a. Total Value/Sales Price of Property \$ 230,000.00
b. Deed in Lieu of Foreclosure Only (value of property) (_____)
c. Transfer Tax Value: \$ 230,000.00
d. Real Property Transfer Tax Due \$ 897.00

4. **If Exemption Claimed:**

- a. Transfer Tax Exemption per NRS 375.090, Section NONE
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 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: Escrow/Settlement Agent
Signature _____ Capacity: Grantee

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: John Harris and Catlin Harris
Address: 1115 Old Sharp Ln
City: Hiko
State: NV Zip: 89017

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Devon Blake and Bryn Blake
Address: P.O. Box 632
City: Alamo
State: NV Zip: 89001

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

Print Name: Fidelity National Title Agency of Nevada, Inc. Escrow # 240859-007
Address: 736 W. Pioneer Blvd., Suite 101
City: Mesquite State: NV Zip: 89027

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED

C/O First American Title
10000 W. Charleston Blvd., #80
Las Vegas, NV 89135