

LINCOLN COUNTY, NV **2024-166784**
\$329.50
RPTT:\$292.50 Rec:\$37.00 **04/16/2024 10:15 AM**
STEWART TITLE LAS VEGAS WARM SPRINGS, NV 89135-2 AE
OFFICIAL RECORD
AMY ELMER, RECORDER

A.P.N. No.:	001-333-45
R.P.T.T.	\$ 292.50
File No.:	2268476
Recording Requested By:	
Stewart Title Company	
Mail Tax Statements To:	Same as below
When Recorded Mail To:	
Jayce Brian Gardner	
522 Descubir Ave	
Las Vegas, NV 89081	

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That **Christopher Dowler and Christina Dowler, husband and wife as joint tenants** for valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to **Jayce Brian Gardner, a single man**, all that real property situated in the County of Lincoln, State of Nevada, bounded and described as follows:

That portion of the South Half (S 1/2) of Section 10, Township 1 North, Range 67 East, M.D.M., Lincoln County, Nevada, described as follows:

Parcel 31 of Parcel Map for J and S Properties recorded July 12, 2004, in the Office of the County Recorder of Lincoln County, Nevada in Book "C" of Plats, Page 65, as File No. 122624, Lincoln County, Nevada records.

***SUBJECT TO:**

1. Taxes for the fiscal year;
2. Reservations, restrictions, conditions, rights, rights of way and easements, if any of record on said premises.

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and any reversions, remainders, rents, issues or profits thereof.

Dated: April 9, 2024

SIGNATURES AND NOTARY ON PAGE 2
THIS GRANT BARGAIN SALE DEED MAY BE SIGNED IN COUNTERPART.

CD

Christopher Dowler

Christina Dowler

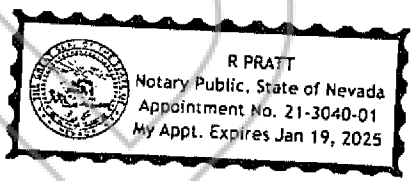
Christina Dowler

State of Nevada)
County of ~~Lincoln~~ *Clark*) ss

This instrument was acknowledged before me on the 9 day of April, 2024
By: Christopher Dowler and Christina Dowler

Signature: *[Signature]*
Notary Public

My Commission Expires: 1.19.2025



**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a) 001-333-45
 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 \$ 75,000.00
 b. Deed in Lieu of Foreclosure Only (value of property) (_____)
 c. Transfer Tax Value: \$ 75,000.00
 d. Real Property Transfer Tax Due \$ 292.50

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 %
 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 *ADA* Capacity _____ Grantor _____
 Signature _____ Capacity _____ Grantee _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)
 Print Name: Christopher Dowler and Christina Dowler
 Address: 1101 Ventura Hills St
 City: Las Vegas
 State: NV Zip: 89144

BUYER (GRANTEE) INFORMATION
(REQUIRED)
 Print Name: Jayce Brian Gardner
 Address: 522 Descubir Ave
 City: Las Vegas
 State: NV Zip: 89081

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)
 Print Name: Stewart Title Company Escrow # 2268476
 Address: 7251 W Lake Mead Blvd, Suite 350
 City: Las Vegas State: NV Zip: 89128

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED