

A.P.N. No.:	003-172-13
R.P.T.T.	\$ 565.50
File No.:	2276814 CB
Recording Requested By:	
Stewart Title Company	
Mail Tax Statements To:	<i>Same as below</i>
When Recorded Mail To:	
Stacey Stephens	
102 Rowan Dr	
Caliente, NV 89008	

LINCOLN COUNTY, NV **2024-166834**
 \$602.50
 RPTT:\$565.50 Rec:\$37.00 **05/02/2024 01:31 PM**
 STEWART TITLE LAS VEGAS WARM SPRINGS
 OFFICIAL RECORD
 AMY ELMER, RECORDER

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That **Sean D Everett and Alisha D Everett, husband and wife, as joint tenants** for valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to **Stacey Stephens, a married woman as her sole and separate property**, all that real property situated in the County of Lincoln, State of Nevada, bounded and described as follows:

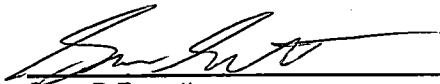
See Exhibit "A" attached hereto and made a part hereof.

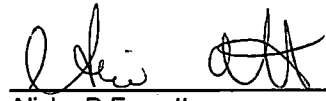
***SUBJECT TO:**

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.

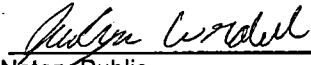
SIGNATURES AND NOTARY ON PAGE 2
 THIS GRANT BARGAIN SALE DEED MAY BE SIGNED IN COUNTERPART.


Sean D Everett
Sean

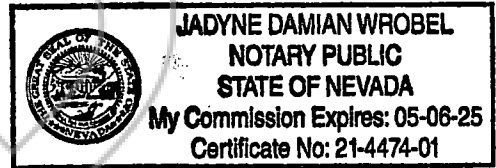

Alisha D Everett

State of Nevada)
County of Lincoln) ss

This instrument was acknowledged before me on the 29 day of April, 2024
By: Sean D Everett and Alisha D Everett

Signature: 
Notary Public

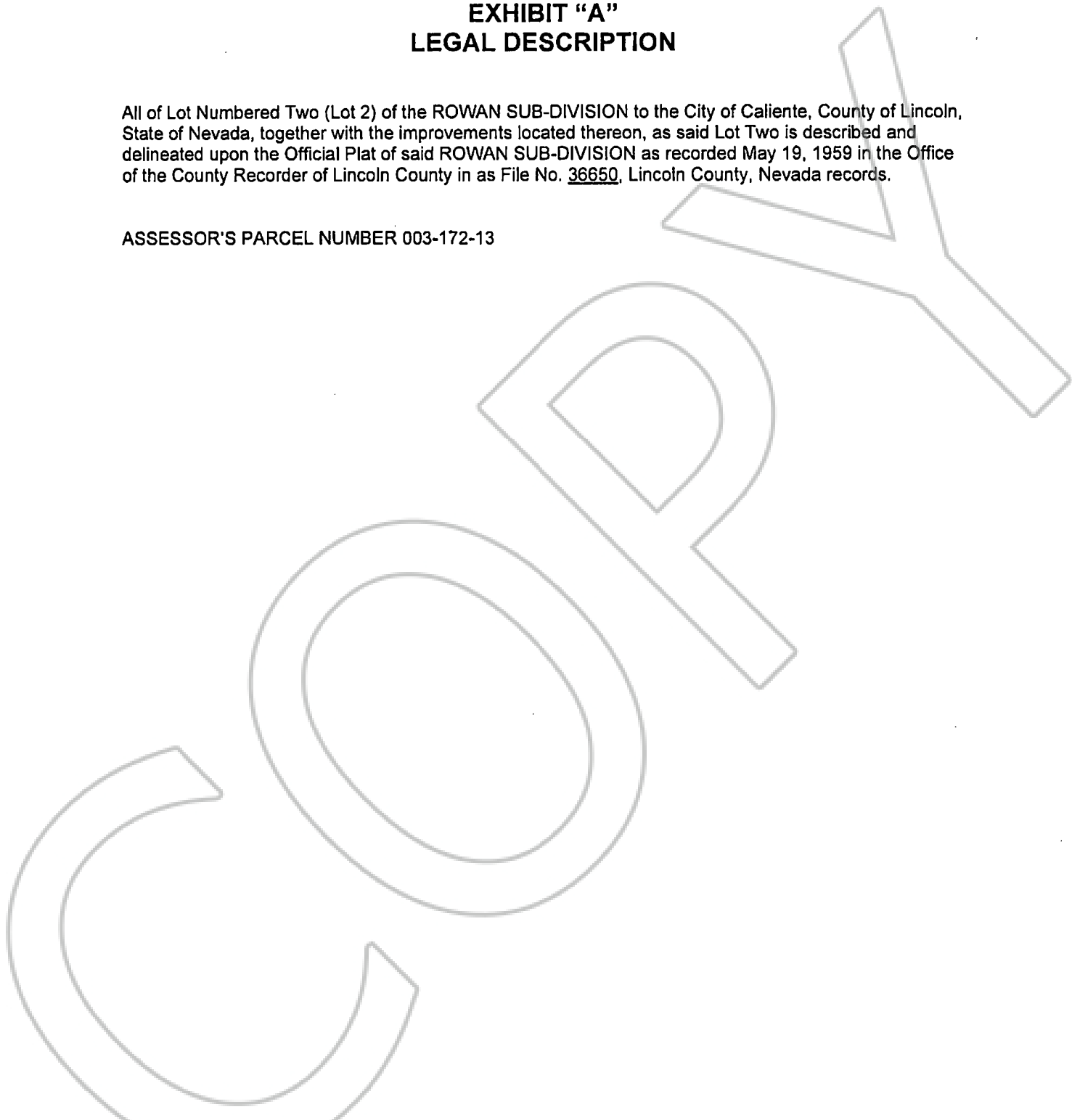
My Commission Expires: 05/06/25



**EXHIBIT "A"
LEGAL DESCRIPTION**

All of Lot Numbered Two (Lot 2) of the ROWAN SUB-DIVISION to the City of Caliente, County of Lincoln, State of Nevada, together with the improvements located thereon, as said Lot Two is described and delineated upon the Official Plat of said ROWAN SUB-DIVISION as recorded May 19, 1959 in the Office of the County Recorder of Lincoln County in as File No. 36650, Lincoln County, Nevada records.

ASSESSOR'S PARCEL NUMBER 003-172-13



STATE OF NEVADA
DECLARATION OF VALUE FORM

1. Assessor Parcel Number(s)
a) 003-172-13
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 \$ 145,000.00
b. Deed in Lieu of Foreclosure Only (value of property) (_____)
c. Transfer Tax Value: \$ 145,000.00
d. Real Property Transfer Tax Due \$ 565.50

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 [Signature] Capacity Grantor
Signature _____ Capacity Grantee

SELLER (GRANTOR) INFORMATION
(REQUIRED)
Print Name: Sean D Everett and Alisha D Everett
Address: 8820 Scalpay St
City: Las Vegas
State: NV Zip: 89166

BUYER (GRANTEE) INFORMATION
(REQUIRED)
Print Name: Stacey Stephens
Address: 102 Rowan Dr
City: Caliente
State: NV Zip: 89008

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)
Print Name: Stewart Title Company Escrow # 2276814 CB
Address: 8915 South Pecos Rd, Suite 20A
City: Henderson State: NV Zip: 89074