

LINCOLN COUNTY, NV

2024-166835

\$37.00

RPTT:\$0.00 Rec:\$37.00

05/02/2024 01:31 PM

STEWART TITLE LAS VEGAS WARM SPRINGS 3 KC

OFFICIAL RECORD

AMY ELMER, RECORDER

E05

A.P.N. No.:	003-172-13
R.P.T.T.	Exempt 005
File No.:	2276814 CB
Recording Requested By:	
Stewart Title Company	
Mail Tax Statements To:	Same as below
When Recorded Mail To:	
Stacey Stephens	
102 Rowan Dr	
Caliente NV 89008	

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That Jack Stephens spouse of the grantee 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.

IT IS THE EXPRESS INTENT OF THE GRANTOR, BEING THE SPOUSE OF THE GRANTEE, TO CONVEY ALL RIGHT, TITLE AND INTEREST OF THE GRANTOR, COMMUNITY OR OTHERWISE, IN AND TO THE HEREIN DESCRIBED PROPERTY TO THE GRANTEE AS GRANTEE'S SOLE AND SEPARATE PROPERTY.

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.

Jack Stephens
Jack Stephens

State of Nevada)
County of Lincoln) ss

This instrument was acknowledged before me on the 30th day of April, 2024
By: Jack Stephens

Signature: [Signature]
Notary Public

My commission expires: 8.31.2025

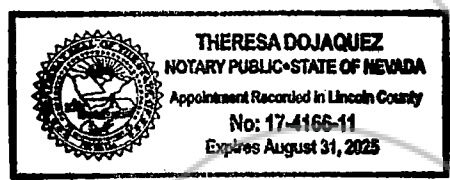
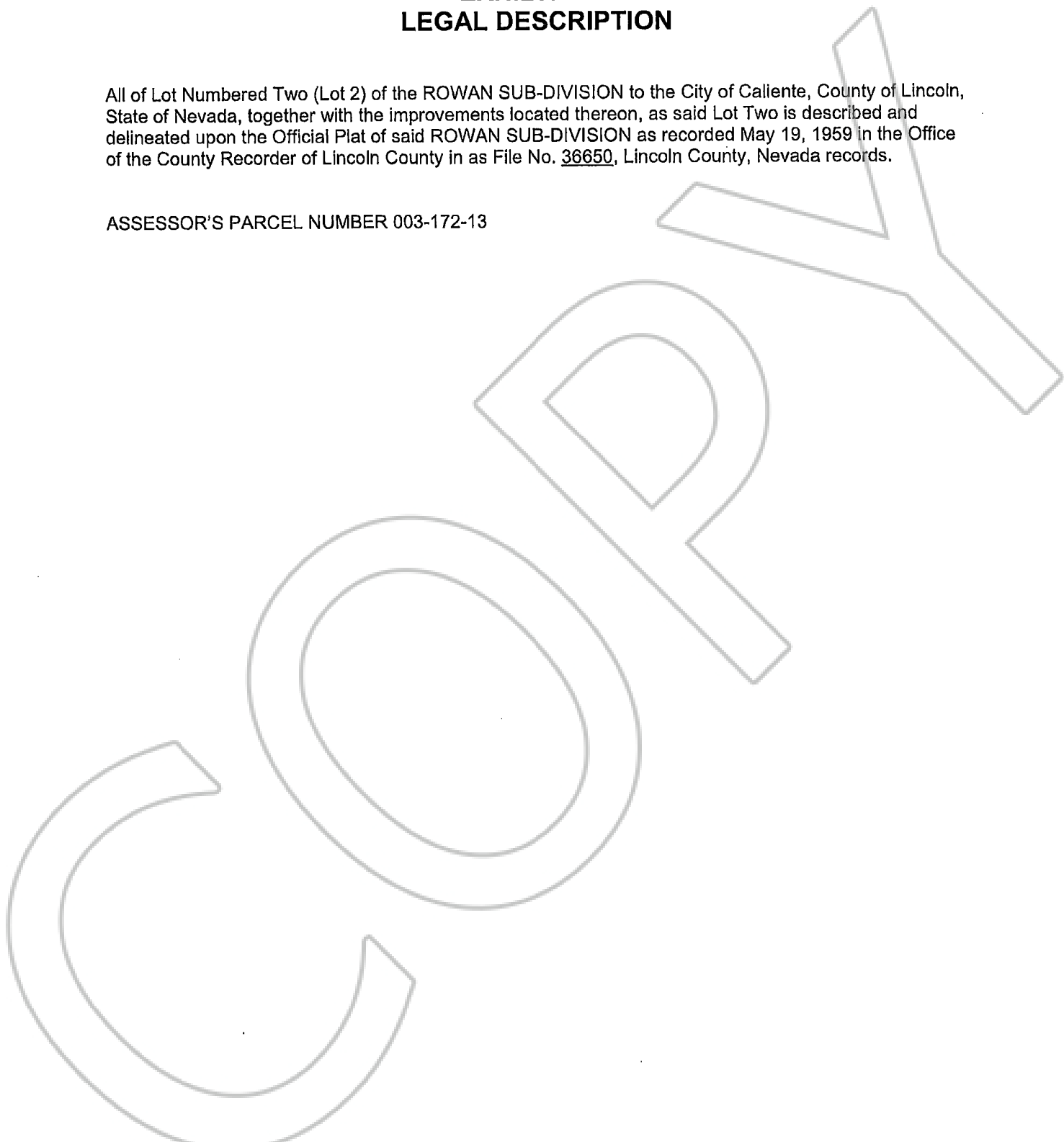


EXHIBIT "A"
LEGAL DESCRIPTION

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 \$ 0
 b. Deed in Lieu of Foreclosure Only (value of property) 0
 c. Transfer Tax Value: \$ 0
 d. Real Property Transfer Tax Due \$ 0

4. **If Exemption Claimed:**
 a. Transfer Tax Exemption per NRS 375.090, Section 005
 b. Explain Reason for Exemption: Spouse not on title, reqinquishing possible community Interest without consideraiton

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 *Bundy* Capacity _____ Escrow Agent _____
 Signature _____ Capacity _____ Grantee _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: Jack Stephens
 Address: 102 Rowan Dr
 City: Caliente
 State: NV 89008

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Stacey Stephens
 Address: 102 Rowan Dr
 City: Caliente
 State: NV 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

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED