

LINCOLN COUNTY, NV

2024-166948

\$37.00

RPTT:\$0.00 Rec:\$37.00

05/28/2024 04:52 PM

STEWART TITLE LAS VEGAS WARM SPRINGS

OFFICIAL RECORD

AMY ELMER, RECORDER

E05

<b>A.P.N. No.:</b>	002-151-05
<b>R.P.T.T.</b>	EXEMPT 5
<b>File No.:</b>	2327042 SE
<b>Recording Requested By:</b>	
<b>Stewart Title Company</b>	
<b>Mail Tax Statements To:</b>	<i>Same as below</i>
<b>When Recorded Mail To:</b>	
Kristine Leslie Cowley	
P.O. Box 118	
Pioche, NV 89043	

## GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That **Daryl Cowley, Spouse of Grantee herein** for valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to **Kristine Leslie Cowley 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:

Situate in a portion of the Northwest Quarter (NW ¼) of Section 9, Township 2 South, Range 68 East, M.D.M., more particularly described as follows:

The South Four (4) feet of Lot Two (2) and the North One Quarter of Lot Three (3) in Block Twenty-Six (26) in the TOWN OF PANACA, as shown on the Official Map thereof recorded March 6, 1922 in the Office of the County Recorder of Lincoln County, Nevada in Book A of Plats, Page 34, Lincoln County, Nevada records, and further described as follows:

Beginning at the Northeast corner of said Lot Three (3) and running thence South along the West side of 4th Street a distance of 66 feet; thence running West at right angles a distance of 264 feet to the West line of said Lot Three (3); thence North along the West line of Lots 3 and 2, a distance of 70 feet; thence running East at right angles a distance of 264 feet to the West line of 4th Street; thence running South along the West line of 4th Street, a distance of 4 feet to the Point of Beginning.

ASSESSOR'S PARCEL NUMBER 002-151-05

**\*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.

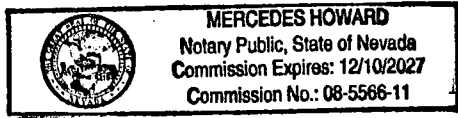
Daryl Cowley  
Daryl Cowley

State of Nevada )  
County of Lincoln ) ss

This instrument was acknowledged before me on the <sup>23rd</sup> ~~17th~~ day of May, 2024  
By: Daryl Cowley

Signature: M Howard  
Notary Public

My commission expires: 12/10/2027



\* This Notary Certificate is attached to a Grant, Bargain, Sale  
Deed for APN 002-151-05 \*

**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)  
 a) 002-151-05  
 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                      \$ 0.00  
 b. Deed in Lieu of Foreclosure Only (value of property) \_\_\_\_\_  
 c. Transfer Tax Value:    \$ 0.00  
 d. Real Property Transfer Tax Due                              \$ 0.00

4. **If Exemption Claimed:**  
 a. Transfer Tax Exemption per NRS 375.090, Section 5  
 b. Explain Reason for Exemption: Transfer from spouse to spouse with no consideration

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 [Handwritten Signature] Capacity as agent  
 Signature \_\_\_\_\_ Capacity \_\_\_\_\_

**SELLER (GRANTOR) INFORMATION  
(REQUIRED)**  
 Print Name: Daryl Cowley  
 Address: P.O. Box 118  
 City: Pioche  
 State: NV Zip: 89043

**BUYER (GRANTEE) INFORMATION  
(REQUIRED)**  
 Print Name: Kristine Leslie Cowley  
 Address: P.O. Box 118  
 City: Pioche  
 State: NV Zip: 89043

**COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)**  
 Print Name: Stewart Title Company Escrow # 2327042 SE  
 Address: 7251 W Lake Mead Blvd, Suite 350  
 City: Las Vegas State: NV Zip: 89128