

LINCOLN COUNTY, NV

2024-167178

\$37.00

RPTT:\$0.00 Rec:\$37.00

06/20/2024 04:49 PM

FIRST AMERICAN TITLE INSURANCE COMPANY

OFFICIAL RECORD

AMY ELMER, RECORDER

E04

A.P.N.: 004-151-09

File No: 13895-2666948 (DP)

R.P.T.T.: \$Exempt 04

When Recorded Mail To: Mail Tax Statements To:  
Leslie A. McCord  
2130 Nolan Lane  
West Linn, OR 97068

***GRANT, BARGAIN and SALE DEED***

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

James R. McCord, an unmarried man

do(es) hereby *GRANT, BARGAIN and SELL* to

Leslie A. McCord, an unmarried woman

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

**THE NORTH HALF (N 1/2) OF THE NORTHWEST QUARTER (NW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 5, TOWNSHIP 7 SOUTH, RANGE 61 EAST, M.D.B. AND M., LINCOLN COUNTY, NEVADA.**

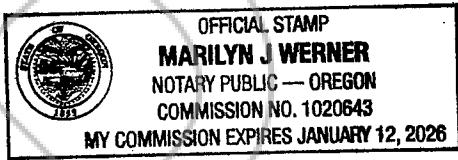
*TOGETHER* with all tenements, hereditaments and appurtenances, including easements and water rights, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof.

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.

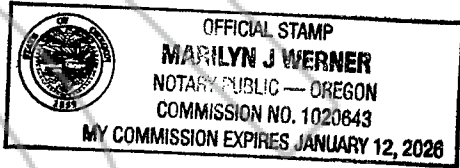
James R. McCord  
James R. McCord  
**James R. McCord**

STATE OF **Oregon** )  
 ) : ss.  
COUNTY OF Multnomah )



This instrument was acknowledged before me on August 2, 2023 by **James R. McCord.**

Marilyn J. Werner  
Notary Public  
(My commission expires: 1/12/2026)



This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed under Escrow No. 13895-2666948.

**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 004-151-09 \_\_\_\_\_
- 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
- i)  Other \_\_\_\_\_

<b>FOR RECORDERS OPTIONAL USE</b>	
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 375.090, Section: 04
- b. Explain reason for exemption: **Remove Joint Tenant without consideration per vesting GBSD as doc#125875 recorded on 01/31/2006.**

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: agent  
 Signature: \_\_\_\_\_ Capacity: \_\_\_\_\_

**SELLER (GRANTOR) INFORMATION  
(REQUIRED)**

**BUYER (GRANTEE) INFORMATION  
(REQUIRED)**

Print Name: James R. McCord  
 Address: 1220 SW 12th St. #707  
 City: Portland  
 State: OR Zip: 97205

Print Name: Leslie A. McCord  
 Address: 2130 Nolan Lane  
 City: West Linn  
 State: OR Zip: 97068

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

First American Title Insurance  
 Print Name: Company File Number: 13895-2666948 DP/ DP  
 Address 2500 N Buffalo Drive, Ste 120  
 City: Las Vegas State: NV Zip: 89128

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)