

LINCOLN COUNTY, NV **2024-167290**
\$179.35
RPTT:\$142.35 Rec:\$37.00 **07/25/2024 09:06 AM**
FIRST AMERICAN TITLE INSURANCE COMPANY BY 4 AE
OFFICIAL RECORD
AMY ELMER, RECORDER

A.P. No. 004-041-05
Escrow No. 13895-2674410-DP/er
R.P.T.T. \$142.35

WHEN RECORDED RETURN TO:

Manuel Oros and Ramona Oros
Po Box 2207
Elko, NV 89803

MAIL TAX STATEMENTS TO:

Manuel Oros and Ramona Oros
Po Box 2207
Elko, NV 89803

GRANT, BARGAIN and SALE DEED

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

Rebecca Eizman, a married woman as her sole and separate property and Loren Dean Watson, a married man as his sole and separate property and Aaron Watson, a married man as his sole and separate property

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

Manuel Oros and Ramona Oros, husband and wife as joint tenants with right of survivorship

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

Parcel I:

Commencing at the Southwest corner of the Northeast Quarter (NE 1/4) of the Southwest Quarter (SW 1/4) of Section 5, Township 7 South, Range 61 East, M.D.B.& M., thence running due East along the South Line of said Northeast Quarter (NE 1/4) of Southwest Quarter (SW 1/4) a distance of 910 Ft. more or less to the West Line of Main Street at the Northeast Corner of Lot 1, Block 46, ALAMO TOWNSITE on file in the Office of the County Recorder of said Lincoln County; running thence North 1° 23' West along the West Side of said Main Street and the Projection thereof a Distance of 685 Ft., thence South 88° 37' West, a distance of 300 Ft. to the True Point of Beginning, thence North 1° 23' West a distance of 220.67 Ft., thence due West a distance of 100 Ft., thence South 1° 23' East a distance of 222.56 Ft., thence North 88° 37' East a distance of 100 Ft. to the Point of Beginning.

Note : The above metes and Bound description appeared previously in that certain Document recorded October 03, 2017, in Book 314, Page 299, as Instrument No. 152680.

Parcel II:

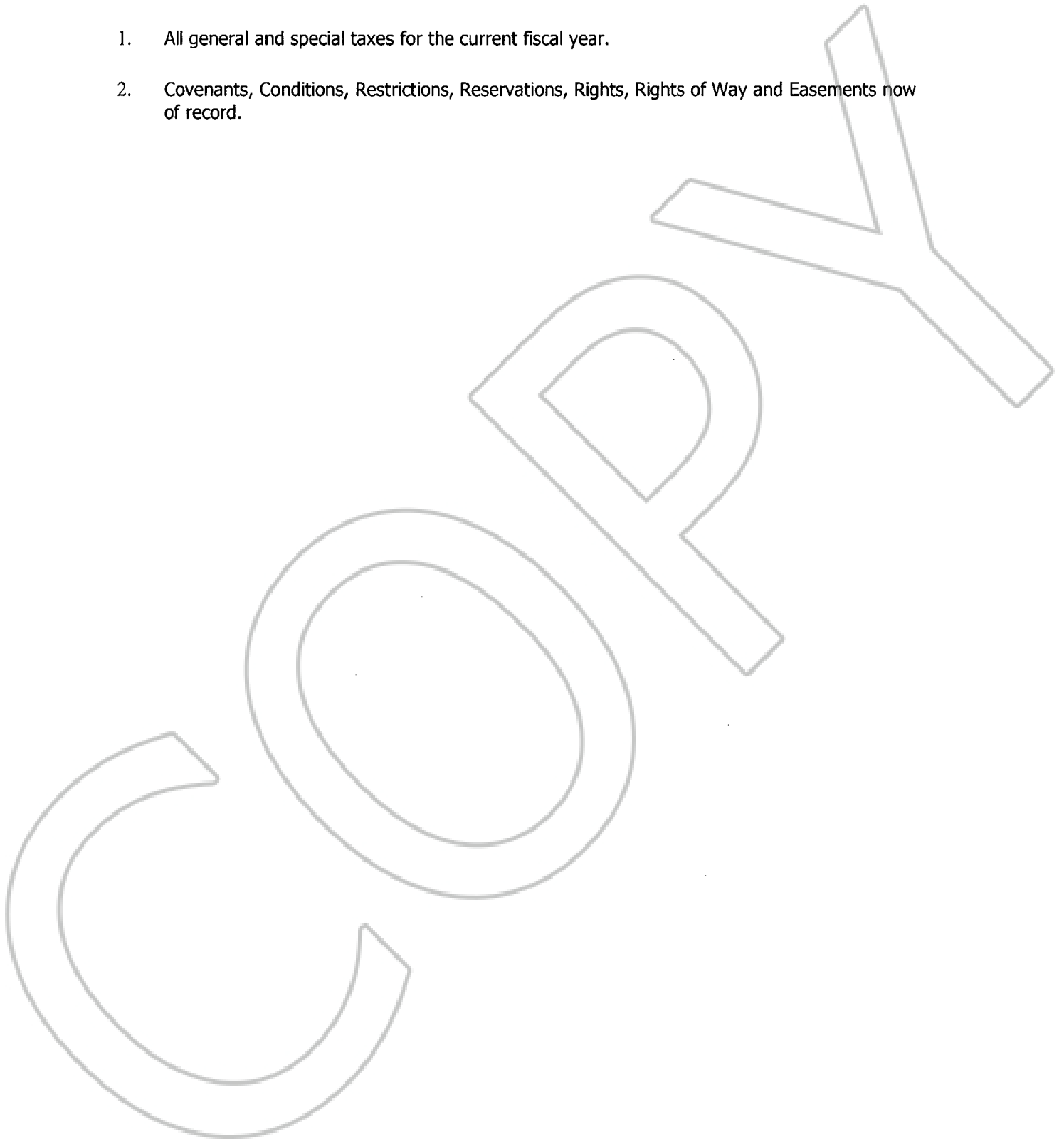
Together with a non-exclusive easement 45 Ft. wide for a roadway and utilities, the center line of which is described as follows:

Commencing at a point in the West Line of said Main Street and the projection thereof a distance of 662.50 Ft. bearing North 1° 23' West from said Northeast corner

of Lot 1, Block 46; running thence South 88° 37' west a distance of 400 Ft. to The Point of Ending.

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.



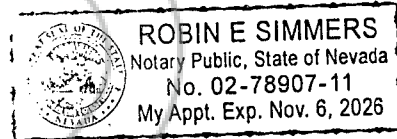
Rebecca Eizman
Rebecca Eizman

Loren Dean Watson
Loren Dean Watson

Aaron Watson
Aaron Watson

STATE OF **NEVADA**)
) : **ss.**
COUNTY OF CLARK)
Lincoln

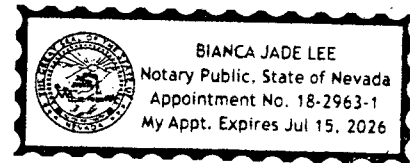
This instrument was acknowledged before me on
July 11 2024 by
Rebecca Eizman.



Robin E Simmers
Notary Public
(My commission expires: 11-6-2026)

STATE OF **NEVADA**)
) : **ss.**
COUNTY OF CLARK)

This instrument was acknowledged before me on
JULY 1st, 2024 by
Loren Dean Watson.



Bianca J. Lee
Notary Public
(My commission expires: 07/15/2026)

STATE OF NEVADA)
 : ss.
COUNTY OF)
Lincoln

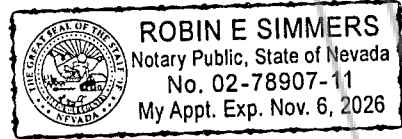
This instrument was acknowledged before me on
July 11 2024 by

Aaron Watson.

Robin E Simmers

Notary Public

(My commission expires: 11-6-2026)



This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed under Escrow
No. 13895-2674410

COOPER

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
a) 004-041-05
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
i) Other _____

FOR RECORDERS OPTIONAL USE	
Book _____	Page: _____
Date of Recording: _____	
Notes: _____	

3. a) Total Value/Sales Price of Property: \$36,375.00
b) Deed in Lieu of Foreclosure Only (value of property) (\$ _____)
c) Transfer Tax Value: \$36,375.00
d) Real Property Transfer Tax Due \$142.35
4. **If Exemption Claimed:**
a. Transfer Tax Exemption, per 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]
Signature: _____

Capacity: agent
Capacity: _____

SELLER (GRANTOR) INFORMATION (REQUIRED)

Print Name: Rebecca Eizman and Loren Dean Watson and Aaron Watson
Address: P.O. Box 648
City: Alamo
State: NV Zip: 89001

BUYER (GRANTEE) INFORMATION (REQUIRED)

Print Name: Manuel Oros and Ramona Oros
Address: Po Box 2207
City: Elko
State: NV Zip: 89803

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

Print Name: First American Title Insurance Company File Number: 13895-2674410 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)