

A.P.N. No.:	005-131-24
R.P.T.T.	Exempt 5
File No.:	2385089 TM
Recording Requested By:	
Stewart Title Company	
Mail Tax Statements To:	Same as below
When Recorded Mail To:	
Joshua Cole	
6918 Winter Ridge Ln	
Castle Pines. CO 80108	

LINCOLN COUNTY, NV **2024-167395**
 \$37.00 RPTT:\$0.00 Rec:\$37.00 **08/29/2024 02:45 PM**
 STEWART TITLE LAS VEGAS WARM SPRINGS=2 AE
 OFFICIAL RECORD
 AMY ELMER, RECORDER E05

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That John Cole and Debra Ann Cole, husband and wife, as joint tenants, for valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to Joshua Cole, a single man all that real property situated in the County of Lincoln, State of Nevada, bounded and described as follows:

The South Half (S 1/2) of the Southwest Quarter (SW 1/4) of Section 24, Township 6 North, Range 67 East, M.D.M., Lincoln County, Nevada.

AND

The Southwest Quarter (SW 1/4) of the Southeast Quarter (SE 1/4) of Section 24, Township 6 North, Range 67 East, M.D.M., Lincoln County, Nevada.

AND

The North Half (N 1/2) of the North Half (N 1/2) of Section 25, Township 6 North, Range 67 East, M.D.M., Lincoln County, Nevada.

Excepting therefrom the North 600 feet of the Northeast (Northeast 1/4) of the Northeast Quarter (Northeast 1/4) of Section 24, Township 6 North, Range 67 East, M.D.M., Lincoln County, Nevada.

AND

Lot One (1) of Section 30, Township 6 North, Range 67 East, M.D.M., Lincoln County, Nevada.

*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.

Dated: 8/27/24

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

John Cole
John Cole

Debra Ann Cole
Debra Ann Cole

State of Colorado)
County of Douglas) ss

This instrument was acknowledged before me on the 27th day of August, 2024
By: John Cole and Debra Ann Cole

Signature: Alena Pillitteri
Notary Public

My Commission Expires: 06/18/2025

ALENA PILLITTERI
NOTARY PUBLIC - STATE OF COLORADO
Notary ID #20214023498
My Commission Expires 6/18/2025

STATE OF NEVADA
DECLARATION OF VALUE FORM

1. Assessor Parcel Number(s)
a) 005-131-24
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 \$ 10.00
b. Deed in Lieu of Foreclosure Only (value of property) ()
c. Transfer Tax Value: \$ 10.00
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 parents to son

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 John Cole and Debra Ann Cole Capacity Grantor
Signature _____ Capacity Grantee

SELLER (GRANTOR) INFORMATION
(REQUIRED)
Print Name: John Cole and Debra Ann Cole
Address: 6918 Winter Ridge Ln
City: Castle Pines
State: CO Zip: 80108

BUYER (GRANTEE) INFORMATION
(REQUIRED)
Print Name: Joshua Cole
Address: 6918 Winter Ridge Ln
City: Castle Pines
State: CO Zip: 80108

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)
Print Name: Stewart Title Company Escrow # 2385089 TM
Address: 7251 W Lake Mead Blvd, Suite 350
City: Las Vegas State: NV Zip: 89128

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED