

A.P.N.: 001-063-01  
File No: 13896-2677459 (TV)  
R.P.T.T.: \$175.50

LINCOLN COUNTY, NV  
\$212.50  
RPTT:\$175.50 Rec:\$37.00  
FIRST AMERICAN TITLE INSURANCE COMPANY  
OFFICIAL RECORD  
AMY ELMER, RECORDER

**2024-167430**

**09/16/2024 10:33 AM**

PK=2 AK

When Recorded Mail To: Mail Tax Statements To:  
James Kelley and Francey Kelley  
9275 Wigwam Way  
Reno, NV 89506

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

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

John Wesley Townsend, IV and Pam Anagnos Townsend, husband and wife as community property

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

James Kelley and Francey Kelley, 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:

**Lots 1, 2, and 3 in Block 14 of the TOWN OF PIOCHE, County of Lincoln, in the State of 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.

John Wesley Townsend IV

John Wesley Townsend  
IV

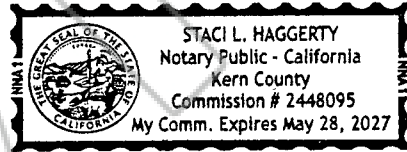
~~Pam Anagnos Townsend~~

Pam Anagnos Townsend

STATE OF California )  
COUNTY OF San Luis Obispo : ss.

This instrument was acknowledged before me on September 11, 2024 by **John Wesley Townsend, IV and Pam Anagnos Townsend.**

Staci L. Haggerty  
Notary Public  
(My commission expires: 5/28/27)



This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed under Escrow No. 13896-2677459.

**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 001-063-01
- 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: \$45,000.00
- b) Deed in Lieu of Foreclosure Only (value of property) ( \$ \_\_\_\_\_ )
- c) Transfer Tax Value: \$45,000.00
- d) Real Property Transfer Tax Due \$175.50

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: [Signature]

Capacity: Grantor  
Capacity: \_\_\_\_\_

**SELLER (GRANTOR) INFORMATION (REQUIRED)**  
John Wesley Townsend, IV and  
Print Name: Pam Anagnos Townsend  
Address: 1964 LaTijera court  
City: Oceano  
State: CA Zip: 93445

**BUYER (GRANTEE) INFORMATION (REQUIRED)**  
James Kelley and Francey  
Print Name: Kelley  
Address: 9275 Wigwam Way  
City: Reno  
State: NV Zip: 89506

**COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)**  
First American Title Insurance  
Print Name: Company File Number: 13896-2677459 TV/ TV  
Address 10000 W Charleston Blvd, Suite 180  
City: Las Vegas State: NV Zip: 89135

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