

LINCOLN COUNTY, NV

2024-167453

\$466.00

RPTT:\$429.00 Rec:\$37.00 **09/23/2024 09:11 AM**

LANDMARK TITLE ASSURANCE AGENCY OFFgs=3 KC

OFFICIAL RECORD

AMY ELMER, RECORDER

A.P.N.: 003-084-10

R.P.T.T.: 429.00

**WHEN RECORDED MAIL TO and
MAIL TAX STATEMENTS TO:
Francis Moore and Nancy L. Watts
7755 North Torrey Pines Drive
Las Vegas, NV 89131**

GRANT, BARGAIN, SALE DEED

THE INDENTURE WITNESSETH: That Adalida Duran, an unmarried woman

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do(es) hereby
Grant, Bargain, Sell and

Convey to Francis Moore, a single man, and Nancy L. Watts, a single woman, as joint tenants

all that real property situated in Lincoln County, State of Nevada, bounded and described as
follows:

**SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF AS
EXHIBIT "A"**

COMMONLY KNOWN ADDRESS:

370 Main Street
Caliente, NV 89008

SUBJECT TO: 1. Taxes for the current fiscal year, not delinquent, including personal
property taxes of any former owner, if any:
2. Covenants, Conditions, Reservations, Rights, Rights of Way and
Easements now of record.

Together with all and singular tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

Adalida Duran

Adalida Duran

STATE OF NEVADA
COUNTY OF Clark

This instrument was acknowledged before me on this 20 day of September, 2024,

by Adalida Duran

Annamarie Sawyer
Signature of notarial officer

My Commission Expires: 01-04-26

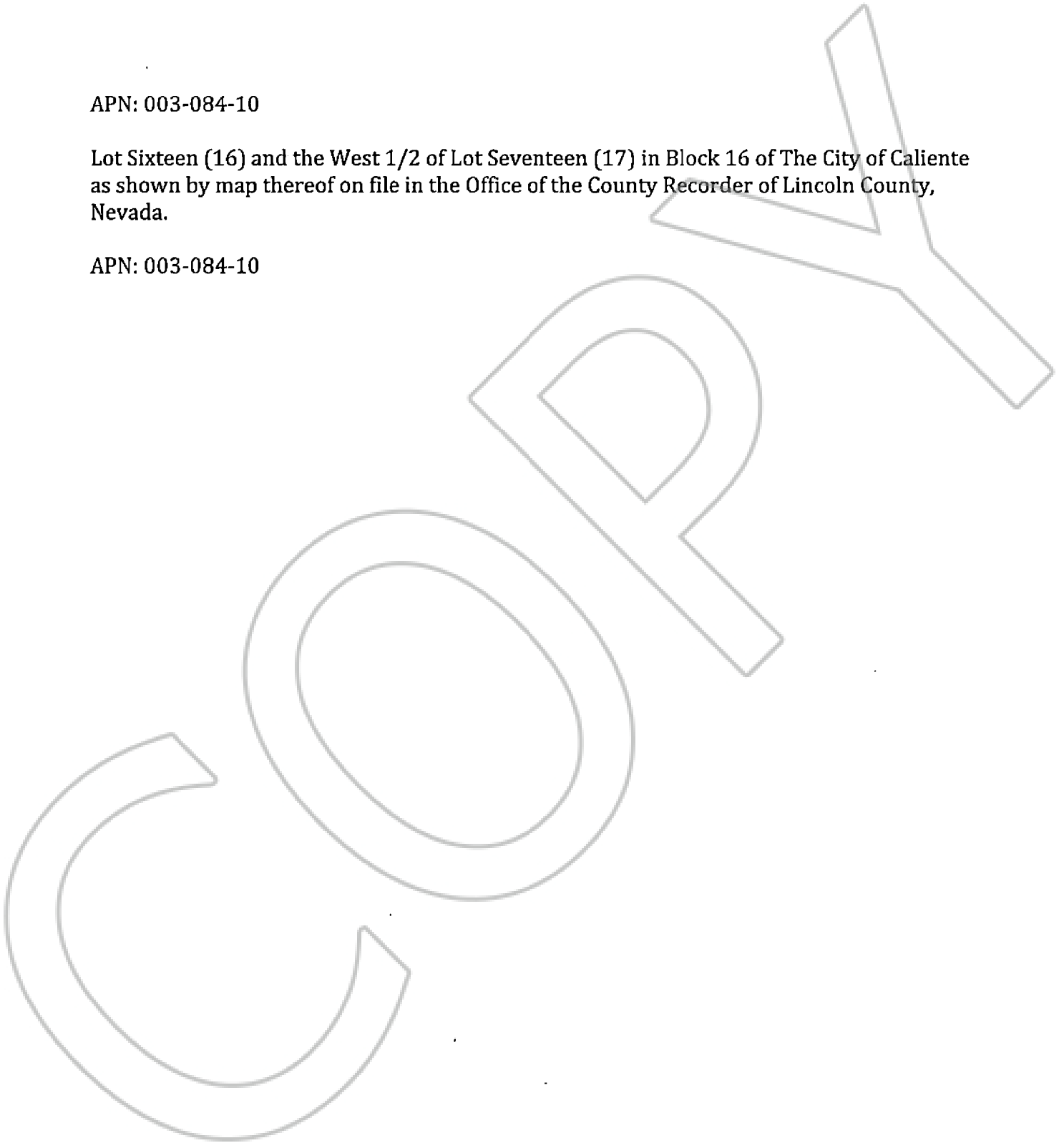


EXHIBIT A

APN: 003-084-10

Lot Sixteen (16) and the West 1/2 of Lot Seventeen (17) in Block 16 of The City of Caliente as shown by map thereof on file in the Office of the County Recorder of Lincoln County, Nevada.

APN: 003-084-10



**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a) 003-084-10
 b) _____
 c) _____
 d) _____

2. Type of Property:
 a) Vacant Land b) Sgl. Fam. Residence
 c) Condo/twnhse d) 2-4 Plex
 e) Apt. Bldg. f) Comm'l/Ind'l
 g) Agricultural h) Mobile Home
 Other: _____

FOR RECORDER'S OPTIONAL USE ONLY
 Document/Instrument No.: _____
 Book _____ Page _____
 Date of Recording: _____
 Notes: _____

3. a. Total Value/Sale Price of Property: \$110,000.00
 b. Deed in Lieu of Foreclosure Only (value of property) \$
 c. Transfer Tax Value: \$110,000.00
 d. Real Property Transfer Tax Due: \$429.00
 4. **IF EXEMPTION CLAIMED:**
 a. Transfer Tax Exemption, per NRS 375.090, Section: _____
 b. Explain Reason for Exemption: _____
 5. Partial Interest: Percentage Being Transferred: 100.00%

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 the 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: Adalida Duran Capacity: _____ Grantor
 Signature: _____ Capacity: _____ Grantee

SELLER (GRANTOR) INFORMATION
(REQUIRED)

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Adalida Duran
 Address: 2529 N. Madre Grande St
 City: Las Vegas
 State: NV Zip: 89142

Print Name: Francis Moore and Nancy L. Watts
 Address: 7755 North Torrey Pines Drive
 City: LAS VEGAS
 State: NV Zip: 89134

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

Print Name: Landmark Title Assurance Agency of Nevada Esc. #: 24-7311-AS
 Address: 10000 West Charleston Boulevard, 137
 City Las Vegas State: NV Zip: 89135

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED