

LINCOLN COUNTY, NV

**2024-167454**

\$563.50

RPTT:\$526.50 Rec:\$37.00

**09/23/2024 12:23 PM**

FIRST AMERICAN TITLE INSURANCE COMPANY

OFFICIAL RECORD

AMY ELMER, RECORDER

A.P. No. 003-091-15  
Escrow No. 16277-2676761-RC/CJ  
R.P.T.T. \$526.50

**WHEN RECORDED RETURN TO:**

Alisha Rowe  
PO Box 684  
Caliente, NV 89008

**MAIL TAX STATEMENTS TO:**

Alisha Rowe  
PO Box 684  
Caliente, NV 89008

**GRANT, BARGAIN and SALE DEED**

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

Hal Chatwin, a married man as his sole and separate property

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

Alisha Rowe, a single woman

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

**Lot Fifteen (15) as shown upon the AMENDED PLAT OF LINCOLN PARK ADDITION to the Town of Caliente, filed April 28, 1945 as Document No. 19695, in the Office of the County Recorder of Lincoln County, Nevada.**

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.

*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.

Date: Print Date: 09/16/2024


*Hal Chatwin*

Hal Chatwin

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

This instrument was acknowledged before me on  
September 17, 2024 by  
\* **Hal Chatwin.**

*Betsy Comella*  
Notary Public  
(My commission expires: 11-24-24)

*Betsy Comella*  
  
No: 16-4059-11

This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated Print  
Date: 09/16/2024 under Escrow No. 16277-2676761

\* Hal Chatwin



**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)  
 a) 003-091-15  
 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 ONLY	
Book _____	Page: _____
Date of Recording: _____	
Notes: _____	

3. a) Total Value/Sales Price of Property: \$135,000.00  
 b) Deed in Lieu of Foreclosure Only (value of property) ( \$ \_\_\_\_\_ )  
 c) Transfer Tax Value: \$135,000.00  
 d) Real Property Transfer Tax Due \$526.50

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: *Hal Chatwin*  
 Signature: \_\_\_\_\_

Capacity: *Seller / grantor*  
 Capacity: \_\_\_\_\_

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

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

Print Name: Hal Chatwin  
 Address: ~~RD 7463 Mustard Ct.~~ PO Box 562  
 City: Caliente  
 State: NV Zip: 89008

Print Name: Alisha Rowe  
 Address: PO Box 684  
 City: Caliente  
 State: NV Zip: 89008

**COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)**  
 Print Name: First American Title Insurance Company File Number: 16277-2676761 RC/kd  
 Address: 2500 N Buffalo Dr Ste 130  
 City: Las Vegas State: NV Zip: 89128

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