LINCOLN COUNTY, NV

2024-167454

\$563.50

RPTT:\$526.50 Rec:\$37.00 **09/23/2024 12:23 PM**

FIRST AMERICAN TITLE INSURANCE COMP.Rbj\=2 AE

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.

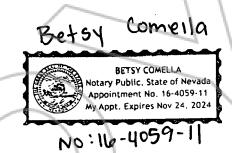
Date: Print Date: 09/16/2024

Hal Chatwin

STATE OF NEVADA)
COUNTY OF	: ss.)

This instrument was acknowledged before me on Symbol (7) 2024 by Hal Chatwin.

Notar Public (My commission expires: 1/-24-20



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

a) 003-091-15 b)	
c)	
d)	
2. Type of Property a) Vacant Land b) X Single Fam. Res. c) Condo/Twnhse d) 2-4 Plex Book Page: e) Apt. Bldg. f) Comm'l/Ind'l Date of Recording:	
a) Vacant Land b) X Single Fam. Res. FOR RECORDERS OPTIONAL USE ONLY c) Condo/Twnhse d) 2-4 Plex Book Page: e) Apt. Bldg. f) Comm'l/Ind'l Date of Recording:	
c) Condo/Twnhse d) 2-4 Plex Book Page: e) Apt. Bldg. f) Comm'l/Ind'l Date of Recording:	
e) Apt. Bldg. f) Comm'l/Ind'l Date of Recording:	
e) Apt. Bldg. f) Comm'l/Ind'l Date of Recording:	
g) Agricultural h) Mobile Home Notes:	
i) Other	
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 be 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 severall	
liable for any additional amount owed.	
Signature: That the Capacity: Sellex grantor	
Signature: Capacity:	
SELLER (GRANTOR) INFORMATION BUYER (GRANTEE) INFORMATION	
(REQUIRED) (REQUIRED)	
Print Name: Hal Chatwin Print Name: Alisha Rowe	
Address: PO Box 567 Address: PO Box 684	
City: Caliente City: Caliente	
State: NV Zip: 89008 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)	