

Official Record

Recording requested By  
COW COUNTY TITLE COMPANY

Lincoln County - NV  
Leslie Boucher - Recorder

Fee: \$40.00 Page 1 of 2  
RPTT: Recorded By: AE  
Book- 283 Page- 0190



A.P.N. 005-171-45; 42; 43  
R.P.T.T. \$0.00  
Escrow No. 46450  
Recording Requested By:  
Cow County Title Co.  
Mail Tax Statements To:  
Same as below  
When Recorded Mail To:  
Richard Vincent  
301 E. Rancho Drive  
Henderson, Nevada 89015

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That ANTHONY VINCENT, a single man, and DESIREE VINCENT, a single woman, and LUKE VINCENT, a single man, as to an undivided 30% interest and RENEE VINCENT, a married woman for valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain Sell and Convey to RICHARD VINCENT, a married man as his sole and separate property and to the heirs and assigns of such Grantee forever, all that real property situated in the County of Lincoln, State of Nevada, bounded and described as follows:

See Exhibit "A" attached hereto and by reference made a part hereof for complete legal description.

SUBJECT TO:

- 1. Taxes for 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: October 21, 2013

*Anthony Vincent*  
\_\_\_\_\_  
ANTHONY VINCENT

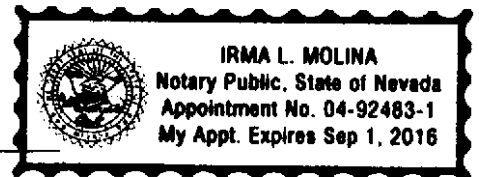
*Desiree Vincent*  
\_\_\_\_\_  
DESIREE VINCENT

*Luke Vincent*  
\_\_\_\_\_  
LUKE VINCENT

*Renee Vincent*  
\_\_\_\_\_  
RENEE VINCENT

State of Nevada }  
County of Clark } ss.

This instrument was acknowledged before me on 10/26/13  
by ANTHONY VINCENT, DESIREE VINCENT, LUKE VINCENT, RENE VINCENT



Signature: *Irma Molina*  
\_\_\_\_\_  
Notary Public



**Exhibit A**

File Number: 46450

**PARCEL 1**

All that certain real property situate in the County of Nye, State of Nevada, described as follows:

Lot 2 and the Northeast Quarter (NE1/4) of the Southeast Quarter (SE1/4) of Section 1, Township 5 North, Range 67 East, M.D.B. & M., Lincoln County, Nevada.

EXCEPTING THEREFROM all gas, oil and any and all mineral rights thereto above and below said land.

ASSESSOR'S PARCEL NUMBER FOR 2013 – 2014: 005-171-42  
005-171-45

**PARCEL 2**

That portion of Government Lot 1 of Section 1, Township 5 North, Range 67 East, M.D.B. & M., more particularly described as follows:

Parcel 1 of that certain Parcel Map recorded August 6, 2007 in the Office of the County Recorder of Lincoln County, Nevada in Book C of Plats, page 346 as File No. 129628 Lincoln County, Nevada Records.

EXCEPTING THEREFROM all gas, oil and any and all mineral rights thereto above and below said land

ASSESSOR'S PARCEL NUMBER FOR 2013 – 2014: 005-171-43

Together with 174.5 Acre Feet of Water under Certificate # 1227 filed with the State of Nevada Engineer for the State of Nevada.

STATE OF NEVADA  
DECLARATION OF VALUE

Recording requested By  
COW COUNTY TITLE COMPANY

1. Assessor Parcel Number(s)

- a) 005-171-45;
- b) 005-171-42
- c) 005-171-43
- d) \_\_\_\_\_

**FOR RECORDER'S C**  
 Document/Instrument \_\_\_\_\_  
 Book \_\_\_\_\_  
 Date of Recording: \_\_\_\_\_  
 Notes: *prior vesting doc # 124951*

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2. Type of Property

- a)  Vacant Land
- b)  Single Family Residence
- c)  Condo/Twnhse
- d)  2-4 Plex
- e)  Apartment Bldg.
- f)  Commercial/Industrial
- g)  Agricultural
- h)  Mobile Home
- i)  Other \_\_\_\_\_

3. Total Value/Sales Price of Property

Deed in Lieu of Foreclosure Only (Value of Property) ( \_\_\_\_\_ )  
 Transfer Tax Value \_\_\_\_\_  
 Real Property Transfer Tax Due: \_\_\_\_\_

4. If Exemption Claimed:

- a. Transfer Tax Exemption, per NRS 375.090, Section: #4  
 Tenants in common to remaining Tenant in common
- 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 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: *Desiree Vincent* Capacity: Seller/Grantor

Signature: *Richard Vincent* Capacity: Buyer/Grantee

**SELLER (GRANTOR) INFORMATION**

**BUYER (GRANTEE) INFORMATION**

ANTHONY VINCENT,  
 DESIREE VINCENT, LUKE  
 VINCENT & RENEE  
 Print Name: VINCENT  
 Address: 301 E. Rancho Drive  
 City/State/Zip Henderson, NV 89015

RICHARD VINCENT  
 Print Name: *Richard Vincent*  
 Address: 301 E. Rancho Drive  
 City/State/Zip Henderson, NV 89015

**COMPANY/PERSON REQUESTING RECORDING** (required if not the Seller or Buyer)

Company Name: Cow County Title Co. Escrow No 46450