

Official Record

Recording requested By
JOHN MICHAELSON, LTD

Lincoln County - NV
Leslie Boucher - Recorder

Fee: \$16.00 Page 1 of 3
RPTT: Recorded By: LB
Book- 285 Page- 0043



APN: 004-042-10

Recording Requested by:
MICHAELSON & ASSOCIATES, LTD.
AND WHEN RECORDED MAIL THIS TO
Michaelson & Associates, Ltd.
5854 South Pecos Road, Suite 100
Las Vegas, Nevada 89120

Mail tax statements to:
Christopher J. Thiriot and Lynette M. Thiriot
4470 Annie Oakley Drive
Las Vegas NV 89121

GRANT, BARGAIN, SALE DEED
(Real Property)

The undersigned, Timothy B. Mason and Yvonne S. Mason, grantors, of Alamo, County of Lincoln, State of Nevada, do hereby grant, bargain, sell and convey to Christopher J. Thiriot and Lynette M. Thiriot, grantees, the following described property in Lincoln County, State of Nevada:

A PORTION OF LOT NUMBERED FOUR (4), IN BLOCK NUMBERED THIRTY-SIX (36), OF ALAMO TOWNSITE, RECORDS OF LINCOLN COUNTY, STATE OF NEVADA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID BLOCK AND LOT THENCE RUNNING EAST 247.5 FEET, THENCE RUNNING SOUTH 145.5 FEET THENCE RUNNING WEST 247.5 FEET, THENCE RUNNING NORTH 145.5 FEET TO THE POINT OF BEGINNING.

Common Address: 137 Purple Sage Ave. Alamo, Nevada 89001

SUBJECT TO ALL LIENS, ENCUMBRANCES, RESTRICTIONS, COVENANTS, EASEMENTS AND CONDITIONS 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.

Grantees' Address: 4470 Annie Oakley Drive, Las Vegas NV 89121

[The signatures of the Grantors are on the following pages.]



WITNESS my hand on January 28, 2014.

Yvonne Mason
Yvonne Mason, Grantor

NOTARY SUBSCRIPTION

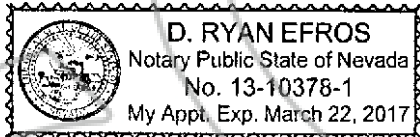
STATE OF NEVADA)
): ss.
COUNTY OF CLARK)

On January 28, 2014 before me, the undersigned Notary, personally appeared Yvonne Mason, who is personally known to me or proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to this instrument, and acknowledged that she executed this instrument.

NOTARY SEAL:

Notary: *D. Ryan Efros*

My Commission Expires: March 22, 2017



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STATE OF NEVADA
DECLARATION OF VALUE

- 1. Assessor Parcel Number(s)
 - a. 004-042-10
 - 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
 - Other Minor Improvements - No usable structures

FOR RECORDERS OPTIONAL USE ONLY	
Book _____	Page: _____
Date of Recording: _____	
Notes: _____	

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

4. **If Exemption Claimed:**

- a. Transfer Tax Exemption per NRS 375.090, Section 05
- b. Explain Reason for Exemption: Transfer from parents to daughter and son-in-law

5. Partial Interest: Percentage being transferred: _____ %
 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: Timothy Mason Capacity: Grantor
 Signature: Yvonne Mason Capacity: Grantor

SELLER (GRANTOR) INFORMATION

BUYER (GRANTEE) INFORMATION

Print Name: Timothy Mason and Yvonne Mason
 Address: 103 Covey Hill Rd
 City: Alamo
 State: NV Zip: 89001

Print Name: Christopher J. Thiriot
 Print Name: and Lynette M. Thiriot
 Address: 4470 Annie Oakley Drive
 City: Las Vegas
 State: NV Zip: 89121

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

Print Name: Michaelson & Associates, Ltd.
 Address: 5854 S. Pecos Rd. Ste. 100
 City: Las Vegas

Escrow # N/A
 State: NV Zip: 89120