

Official Record

Recording requested By
JAMES M. BIXLER, ESQ

Lincoln County - NV

Leslie Boucher - Recorder

Fee: \$14.00

Page 1 of 1

RPTT:

Recorded By: LB

Book- 285 Page- 0057

A.P.N. #	005-171-44
R.P.T.T.	
Recording Requested By:	
Mail Tax Statements To: Same as Below	
When Recorded Mail To: James and Danette Bixler 1640 Fairgate Court Las Vegas, NV 89117	



0144873

QUITCLAIM DEED

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, ANTHONY VINCENT, a single man, and DESIREE VINCENT, a single woman and LUKE VINCENT, a single man hereby do REMISE, RELEASE AND FOREVER QUITCLAIM to JAMES BIXLER and DANETTE BIXLER, husband and wife the following described real property situated in the County of Lincoln, State of Nevada:

Parcel two (2) of the Richard & Renee Vincent parcel map, file document number 0129628, recorded in Lincoln County Book C, page 0346 of Lincoln County Recorder's Officer.

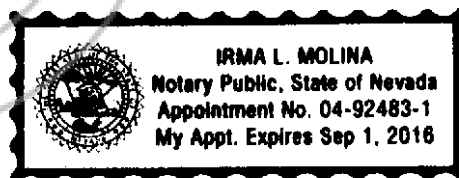
Subject to all valid easements, rights of way, covenants, conditions, reservations and restrictions of record, if any, and also to applicable zoning, lend use and other laws and regulations.

Dated: October 21, 2013

[Signature]
ANTHONY VINCENT

[Signature]
DESIREE VINCENT

[Signature]
LUKE 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

Signature: [Signature]
Notary Public

(One Inch Margin on all sides of Document for Recorder's use Only)

**STATE OF NEVADA
 DECLARATION OF VALUE**

Recording requested By
 JAMES M. BIXLER, ESQ

1. Assessor Parcel Number(s)
 a) 005-171-44
 b) _____
 c) _____
 d) _____

FOR RECORDER'S O	
Document/Instrumer	_____
Book	_____
Date of Recording:	_____
Notes:	_____

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 Page 1 of 1 Fee: \$14.00
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2. Type of Property
- | | |
|--|---|
| a) <input checked="" type="checkbox"/> Vacant Land | b) <input type="checkbox"/> Single Family Residence |
| c) <input type="checkbox"/> Condo/Twnhse | d) <input type="checkbox"/> 2-4 Plex |
| e) <input type="checkbox"/> Apartment Bldg. | f) <input type="checkbox"/> Commercial/Industrial |
| g) <input type="checkbox"/> Agricultural | h) <input type="checkbox"/> Mobile Home |
| i) <input type="checkbox"/> 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: 3 Doc# 134416
 b. Explain Reason for Exemption: recognizing true ownership reference
 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: *Anthony Vincent* Capacity: **Buyer/Grantee**

SELLER (GRANTOR) INFORMATION

BUYER (GRANTEE) INFORMATION

Print Name: Anthony Vincent, Desiree Vincent, Luke Vincent
 Address: 301 E. Rancho Dr.
 City/State/Zip Las Vegas, NV 89015

Print Name: James Bixler, Danette Bixler
 Address: 1640 Fairgate Court
 City/State/Zip Las Vegas, NV 89117

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

Company Name: _____ Escrow No _____
 Address: _____