

**Official Record**Recording requested By  
FIRST AMERICAN TITLE**Lincoln County - NV****Leslie Boucher - Recorder**Fee: **\$15.00**

Page 1 of 2

RPTT: \$74.10

Recorded By: LB

Book- 285 Page- 0583

A.P.N.: 001-333-46  
File No: 151-2460791 (TO)  
R.P.T.T.: \$74.10



When Recorded Mail To:  
Christopher Diponte and Nicole Diponte  
1169 Cactus Rock Street  
Henderson, NV 89011

**GRANT, BARGAIN and SALE DEED**

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

Richard D. Martines and Karen C. Martines, husband and wife as joint tenants with right of survivorship

do(es) hereby GRANT, BARGAIN and SELL to

Christopher Diponte and Nicole Diponte, husband and wife as joint tenants with right of survivorship

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

**THAT PORTION OF THE SOUTHEAST QUARTER (SE1/4) OF THE SOUTHWEST QUARTER (SW1/4) OF SECTION 10, TOWNSHIP 1 NORTH, RANGE 67 EAST, M.D.B. & M., LINCOLN COUNTY, NEVADA, DESCRIBED AS FOLLOWS:**

**PARCEL 32 OF SUBSEQUENT PARCEL MAP FOR J AND S PROPERTIES RECORDED JULY 12, 2004 IN PLAT BOOK C, PAGE 65 AS FILE NO. 122624 IN THE OFFICE OF THE COUNTY RECORDER, 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: 01/31/2014



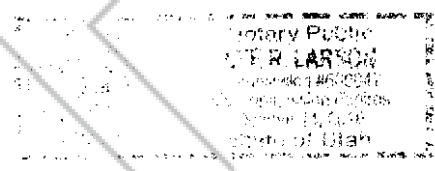
Richard D. Martines  
Richard D. Martines

Karen C. Martines  
Karen C. Martines

STATE OF **UTAH** )  
 ) : ss.  
COUNTY OF Iron )

This instrument was acknowledged before me on Feb. 26, 2014 by **Richard D. Martines and Karen C. Martines, husband and wife as joint tenants with right of survivorship.**

[Signature]  
Notary Public  
(My commission expires: 10-14-2014)



This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated **January 31, 2014** under Escrow No. **151-2460791**.

STATE OF NEVADA  
DECLARATION OF VALUE

Recording requested By  
FIRST AMERICAN TITLE

1. Assessor Parcel Number(s)

- a) 001-333-46
- b) \_\_\_\_\_
- c) \_\_\_\_\_
- d) \_\_\_\_\_

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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 \_\_\_\_\_

<b>FOR RECORDERS OPTIONAL USE</b>	
Book _____	Page: _____
Date of Recording: _____	
Notes: _____	

- 3. a) Total Value/Sales Price of Property: \$19,000.00
- b) Deed in Lieu of Foreclosure Only (value of (\$ \_\_\_\_\_))
- c) Transfer Tax Value: \$19,000.00
- d) Real Property Transfer Tax Due \$74.10

4. **If Exemption Claimed:**

- a. Transfer Tax Exemption, per 375.090, Section: \_\_\_\_\_
- b. Explain reason for exemption: \_\_\_\_\_

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: Richard D. Martines Capacity: Grantor  
 Signature: Karen C. Martines Capacity: Grantor

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

Richard D. Martines and Karen C.  
 Print Name: Martines  
 Address: 51 South 2875 West  
 City: Cedar City  
 State: UT Zip: 84720

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

Christopher Diponte and  
 Print Name: Nicole Diponte  
 Address: 1169 Cactus Rock Street  
 City: Henderson  
 State: NV Zip: 89011

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

First American Title Insurance  
 Print Name: Company File Number: 151-2460791 TO/kc  
 Address: 526 Idaho Street  
 City: Elko State: NV Zip: 89801

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