

Official Record

Recording requested By  
DAVID BINDRUP LAW FIRM PLLC

Lincoln County - NV

Leslie Boucher - Recorder

Fee: \$19.00

Page 1 of 6

RPTT:

Recorded By: HB

Book- 288 Page-

0719



0145794

**RECORDING COVER PAGE**

(Must be typed or printed clearly in BLACK ink only and avoid printing in the 1" margins of document)

APN# 001-250-09

(11 digit Assessor's Parcel Number may be obtained at:  
<http://redrock.co.clark.nv.us/assrealprop/ownr.aspx>)

**TITLE OF DOCUMENT**

(DO NOT Abbreviate)

Grant, Bargain, Sale Deed

Re-record to correct legal description

Document Title on cover page must appear EXACTLY as the first page of the document to be recorded.

**RECORDING REQUESTED BY:**

DAVID BINDRUP LAW FIRM, PLLC

RETURN TO: Name DAVID BINDRUP LAW FIRM, PLLC

Address 2831 St. Rose Parkway, Suite 204

City/State/Zip Henderson, NV 89052

**MAIL TAX STATEMENT TO: (Applicable to documents transferring real property)**

Name Kenneth R. Kern and Jennie L. Kern

Address 3111 Flora Vista

City/State/Zip Henderson, NV 89014

This page provides additional information required by NRS 111.312 Sections 1-2.

An additional recording fee of \$1.00 will apply.

To print this document properly, do not use page scaling.

Using this cover page does not exclude the document from assessing a noncompliance fee.



# CERTIFICATION OF COPY

State of Nevada }  
County of Lincoln } ss.

I, Leslie Boucher, the duly elected, qualified and acting County Recorder of Lincoln County, in the State of Nevada, do hereby certify that the foregoing is a true, full and correct copy of the original Grant, Bargain, Sale Deed now on file in this office, in Book 286 of Official Records Page 311-313 as Document Number 0145226

**IN WITNESS WHEREOF**, I have set my hand and affixed the Seal of my office, in Pioche, Nevada, on Tuesday, June 17, 2014 at 1:04 PM

**Leslie Boucher**

\_\_\_\_\_  
Leslie Boucher Recorder

*[Handwritten Signature]*  
\_\_\_\_\_  
Amy Filmer Deputy Recorder

\_\_\_\_\_  
Heather Boyce Deputy Recorder



**Official Record**

Recording requested By  
DAVID BINDRUP LAW FIRM

Lincoln County - NV

Leslie Boucher - Recorder

Fee: \$16.00

Page 1 of 3

RPTT:

Recorded By: AE

Book- 286 Page- 0311

APN: 001-250-09

**When Recorded, Mail to:**

DAVID BINDRUP LAW FIRM, PLLC  
2831 St. Rose Pkwy, Suite 204  
Henderson, NV 89052

**Mail Tax Statements to:**

KENNETH R. KERN and JENNIE L. KERN  
3111 Floral Vista Ave.  
Henderson, NV 89014



**GRANT, BARGAIN, SALE DEED**

THIS INDENTURE WITNESSETH: That KENNETH R. KERN and JENNIE L. KERN, husband and wife, as joint tenants, for good and other valuable consideration, do hereby Grant, Bargain, Sell and Convey to KENNETH R. KERN and JENNIE L. KERN, Trustees of the KERN FAMILY TRUST dated February 25, 2014, or their successors, all of their right, title and interest in that real property situated in the County of Lincoln, State of Nevada, bounded and described as follows:

See the Legal Description, attached hereto as Exhibit "A".

Commonly known as: 825 Richmond Dr., Pioche, NV 89043

GRANTEES' ADDRESS: KENNETH R. KERN and JENNIE L. KERN  
3111 Floral Vista Ave.  
Henderson, NV 89014

SUBJECT TO: Powers of Trustees attached hereto as Exhibit "B" and by this reference incorporated herein.

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in any wise appertaining.

///

///



**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

PARCEL THREE (3) OF BROWN, AS SHOWN BY PARCEL MAP A/445 THEREOF ON FILE IN BOOK 285 OF PLATS, PAGE 100, IN THE OFFICE OF THE COUNTY RECORDER OF LINCOLN COUNTY, NEVADA.

**EXHIBIT "B"**  
**POWERS OF TRUSTEES**

KENNETH R. KERN and JENNIE L. KERN, Trustees, are hereby vested with complete powers of disposition of the real estate herein described, including the power to plat, sell, encumber, mortgage and convey as a whole or in parcels, and no person dealing with said Trustees shall be obligated to look beyond the terms of this instrument for power in the Trustees to sell, encumber, mortgage or convey, the real estate described herein.

Said Grantee is likewise hereby excused from any and all duties of diligence and responsibility respecting the propriety of any act of said Trustee purporting to be done under or by virtue of the terms of this issue.

This conveyance is made in Trust pursuant to and in accordance with the "KERN FAMILY TRUST" which was executed on February 25, 2014.



Witness their hands this February 25, 2014.

Kenneth R. Kern  
KENNETH R. KERN

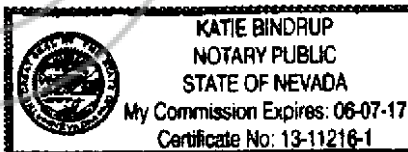
Jennie L. Kern  
JENNIE L. KERN

STATE OF NEVADA     )  
                                  ) ss.  
COUNTY OF CLARK    )

On this February 25, 2014, before me the undersigned, a Notary Public in and for the said County of Clark, State of Nevada, personally appeared KENNETH R. KERN and JENNIE L. KERN, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacity, and that by their signature on the instrument, the person, or the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.

Katie Bindrup  
NOTARY PUBLIC





**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

PARCEL THREE (3) OF PARCEL MAP FOR PAUL S. BROWN RECORDED APRIL 20, 1995 IN PLAT BOOK A, PAGE 445 AS FILE NO. 103319, IN THE OFFICE OF THE COUNTY RECORDER OF LINCOLN COUNTY, NEVADA, BEING A PORTION OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE NE 1/4 NE 1/4 OF SECTION 14, TOWNSHIP 1 NORTH, RANGE 67 EAST, M.D.B.&M.

**EXHIBIT "B"**  
**POWERS OF TRUSTEES**

KENNETH R. KERN and JENNIE L. KERN, Trustees, are hereby vested with complete powers of disposition of the real estate herein described, including the power to plat, sell, encumber, mortgage and convey as a whole or in parcels, and no person dealing with said Trustees shall be obligated to look beyond the terms of this instrument for power in the Trustees to sell, encumber, mortgage or convey, the real estate described herein.

Said Grantee is likewise hereby excused from any and all duties of diligence and responsibility respecting the propriety of any act of said Trustee purporting to be done under or by virtue of the terms of this issue.

This conveyance is made in Trust pursuant to and in accordance with the "KERN FAMILY TRUST" which was executed on February 25, 2014.

STATE OF NEVADA
DECLARATION OF VALUE FORM

Recording requested By
DAVID BINDRUP LAW FIRM PLLC

Lincoln County - NV
Leslie Boucher - Recorder

Page 1 of 1 Fee: \$19.00
Recorded By: HB RPTT:
Book- 288 Page- 0719

- 1. Assessor Parcel Number(s)
a) 001-250-09
b)
c)

- 2. Type of Property:
a) [ ] Vacant Land b) [X] Single Fam. Res.
c) [ ] Condo/Twnhse d) [ ] 2-4 Plex
e) [ ] Apt. Bldg f) [ ] Comm'l/Ind'l
g) [ ] Agricultural h) [ ] Mobile Home
[ ] Other

FOR RECORDER'S OPTION USE ONLY
Book: Page:
Date of Recording:
Notes: CORRECTING LEGAL DESCR.
DOC# 145226

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
b. Explain Reason for Exemption: Re-record to correct legal description.

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 1% per month. Pursuant to NRS 375.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

Signature [Signature] Capacity Grantors' Attorney

Signature Capacity Grantor

SELLER (GRANTOR) INFORMATION (REQUIRED)

Print Name: KENNETH R. KERN & JENNIE L. KERN
Address: 3111 Floral Vista Ave.
City: Henderson
State: NV Zip: 89014

BUYER (GRANTEE) INFORMATION (REQUIRED)

Print Name: KERN FAMILY TRUST
Address: 3111 Floral Vista Ave.
City: Henderson
State: NV Zip: 89014

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

Print Name: David Bindrup Law Firm, PLLC Escrow #:
Address: 2831 St. Rose Pkwy. #204
City: Henderson State: Nevada Zip: 89052