

APN NO.: 004-121-02

**RECORDING REQUESTED BY:**  
Fidelity National Title Agency of Nevada,  
Inc.

Escrow No.: 00034576-007-EA

Title No.: 00034576

**AND WHEN RECORDED MAIL TO:**

Marikrista Oakden

701 E 900 S Unit 16

St. George, UT 84790

**AND WHEN RECORDED MAIL TAX**

**STATEMENTS TO:**

**SAME AS ABOVE**

**Affix RPTT: EXEMPT 5**



## **GRANT, BARGAIN SALE DEED**

THIS INDENTURE WITNESSETH THAT:

Marikrista Oakden, spouse of grantee herein

In consideration of the reasonable value, the receipt of which is hereby acknowledged, do hereby Grant, Bargain Sell and convey to

Robert H. Oakden, a married man as his sole and separate property

All that real property situated in the County of Lincoln, State of Nevada, described as follows:

**SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.**

**THE GRANTOR HEREIN MAKES THIS DEED FOR THE PURPOSE OF RELINQUISHING ANY AND ALL SPOUSAL COMMUNITY OR HOMESTEAD INTEREST TO SAID PROPERTY AND TO ESTABLISH THAT SAID PROPERTY IS TO BE THE SOLE AND SEPARATE PROPERTY OF THE GRANTEE HEREIN.**

TOGETHER WITH all and singular the tenements, hereditaments and appurtenances thereunto belonging to in anywise appertaining.



SUBJECT TO:

1. General and special taxes for the current fiscal year.
2. Covenants, conditions, restrictions, right of way, easements and reservations of record.

*Marikrista Oakden*  
 \_\_\_\_\_  
 Marikrista Oakden

STATE OF NEVADA  
COUNTY OF CLARK

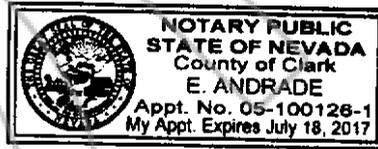
On 2-2-15 personally appeared before me, a Notary Public

*Marikrista Oakden*  
 \_\_\_\_\_

who acknowledged that he/she/they executed the above instrument.

*E Andrade*  
 \_\_\_\_\_  
 Notary Public *E Andrade*

My commission expires: 7-15-17



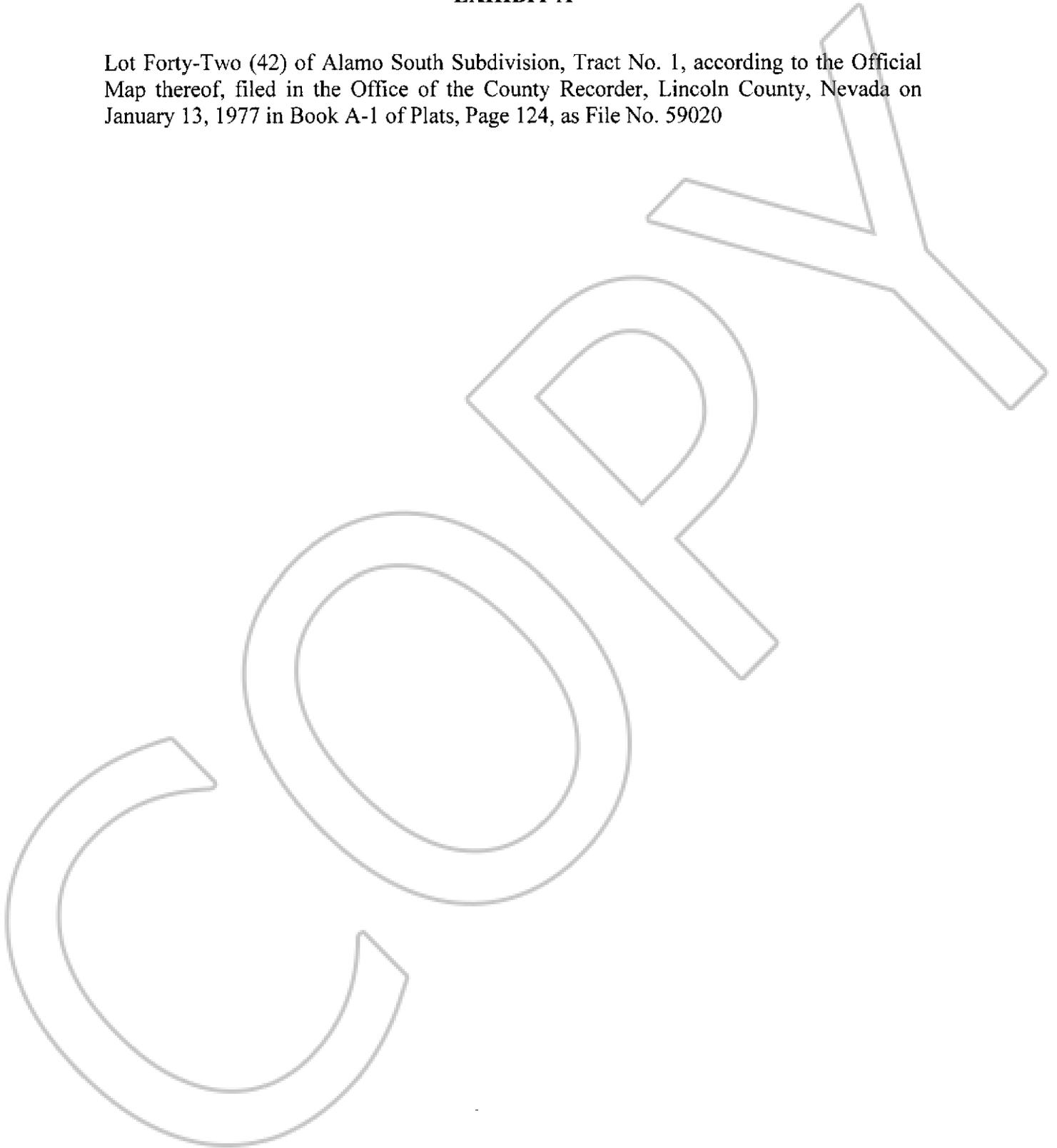
NOTARY JURAT FOR GRANT, BARGAIN, SALE DEED



0146798

**EXHIBIT A**

Lot Forty-Two (42) of Alamo South Subdivision, Tract No. 1, according to the Official Map thereof, filed in the Office of the County Recorder, Lincoln County, Nevada on January 13, 1977 in Book A-1 of Plats, Page 124, as File No. 59020



Recording requested By  
FIDELITY NATIONAL TITLE AGENCY

Lincoln County - NV  
Leslie Boucher - Recorder

Page 1 of 1 Fee: \$16.00  
Recorded By: HB RPTT:  
Book- 292 Page- 0615

STATE OF NEVADA  
DECLARATION OF VALUE FORM

1. Assessor Parcel Number(s)   
a) 004-121-02  
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  
i)  Other \_\_\_\_\_

**FOR RECORDER'S OPTIONAL USE ONLY**  
Document/Instrument # \_\_\_\_\_  
Book: \_\_\_\_\_ Page: \_\_\_\_\_  
Date of Recording: \_\_\_\_\_  
Notes: \_\_\_\_\_

3. a. Total Value/Sales Price of Property: \$° \_\_\_\_\_  
b. Deed in Lieu of Foreclosure Only (value of property): (0.00)  
c. Transfer Tax Value: \$° \_\_\_\_\_  
d. Real Property Transfer Tax Due: \$° \_\_\_\_\_

4. **If Exemption Claimed:**

- a. Transfer Tax Exemption, per NRS 375.090, Section: 5  
b. Explain Reason for Exemption: Transfer Between Spouses without consideration - Recording Deed to remove any community property interest without any consideration

5. Partial Interest: Percentage being transferred: \_\_\_\_\_%

The undersigned Seller/(Grantor)/Buyer (Grantee), 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 Marikrista Oakden Capacity Grantor

Signature \_\_\_\_\_ Capacity Grantee

**SELLER (GRANTOR) INFORMATION**

**BUYER (GRANTEE) INFORMATION**

(REQUIRED)

(REQUIRED)

Print Name Marikrista Oakden  
Address: 701 E 900 S. Unit 16  
City, St., Zip: St. George, UT 84790

Print Name: Robert H Oakden  
Address: 701 E 900 S. Unit 16  
City, St., Zip: St. George, UT 84790

**COMPANY REQUESTING RECORDING**

Print Name: Fidelity National Title Agency of Nevada, Inc.  
Address: 736 W. Pioneer Blvd., Suite 101  
City/State/Zip: Mesquite, NV 89027

Escrow #: 00034576-007