

A.P.N. No.:	006-241-20
R.P.T.T.	\$0.00 Exempt #5
Escrow No.:	75320
Recording Requested By:	
Cow County Title Co.	
Mail Tax Statements To:	Same as below
When Recorded Mail To:	
Alisia Kay Leavitt	
4925 Virginia Falls Lane	
Las Vegas, NV 89130	



GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That **MICHAEL SHANE LEAVITT**, an unmarried man, former spouse of **Alisia Kay Leavitt** for valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to **ALISIA KAY LEAVITT**, an unmarried woman, all that real property situated in the County of Lincoln, State of Nevada, bounded and described as follows:

See Exhibit "A" attached hereto and by reference made a part hereof for complete legal description.

SUBJECT TO:

1. Taxes for the fiscal year;
2. Reservations, restrictions, conditions, rights, rights of way and easements, if any of record on said premises.

Together with all and singular the tenements, hereditments and appurtenances thereunto belonging or in anywise appertaining, and any reversions, remainders, rents, issues or profits thereof.

Dated: June 16, 2015



 MICHAEL SHANE LEAVITT

State of Nevada)
 County of Clark) ss.

This instrument was acknowledged before me on 19 day of June, 2015
By: MICHAEL SHANE LEAVITT

Signature: 

 Notary Public





**EXHIBIT "A"
LEGAL DESCRIPTION**

File Number: 75320

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

All that certain lot, piece or parcel of land situate in the Community of Eagle Valley, or Ursine, County of Lincoln, State of Nevada, and bounded and described as follows:

A parcel of land lying within a portion of the Southwest Quarter (SW1/4) of the Southeast Quarter (SE1/4) of Section 35, Township 2 North, Range 69 East and within a portion of Government Lot 2 of Section 2, Township 1 North, Range 69 East, M.D.B. & M., described as follows:

Beginning at the Southwesterly corner of Lot 5, whence the corner common to Sections 2 and 3, Township 1 North and Sections 34 and 35, Township 2 North, Range 69 East, M.D.B. & M., bears South 87°14' West, 2361.0 feet (said corner being actually North 01°53' East, 679 feet from where it should be);
Thence North 15°14' East, 212.3 feet to the Northwesterly corner;
Thence South 89°47' East, 219.9 feet to the Quarter Section Line;
Thence South 69°43' East, 247.9 feet to the Northeasterly corner;
Thence South 18°26' West, 250.7 feet to the Southeasterly corner;
Thence North 73°26' West, 447.3 feet to the Southwesterly corner, and the Point of Beginning.

EXCEPTING THEREFROM those parcels of land acquired by the County of Lincoln by the Right of Eminent Domain, as ordered in that certain Findings of Fact, Conclusions of Law and Judgement filed February 19, 1988 in the Seventh Judicial District Court of the State of Nevada in and for the County of Lincoln, County of Lincoln, a political subdivision of the State of Nevada, Plaintiff, vs. Lewis Rollins, Defendant, Case No. 5592, recorded March 4, 1988 in Book 78 of Official Records, page 611 as File No. 88334, Lincoln County, Nevada records.

By reason of that certain Record of Survey recorded March 21, 2013 in the Office of the County Recorder of Lincoln County, Nevada in Book D of Plats, page 87 as File No. 142859, Lincoln County, Nevada records, the above land is now described as follows:

Beginning at the Southwesterly corner of Lot 5, whence the corner common to Sections 2 and 3, Township 1 North and Sections 34 and 35, Township 2 North, Range 69 East, M.D.B. & M., bears South 87°14' West, 2361.0 feet (said corner being actually North 01°53' East, 679 feet from where it should be);
Thence North 15°13'34" East, 166.92 feet to the Northwesterly corner;
Thence North 84°24'07" East, 234.40 feet to the Quarter Section Line;
Thence South 72°06'05" East, 285.91 feet to the Northeasterly corner;
Thence South 19°18'48" West, 255.28 feet to Southeasterly corner;
Thence North 72°41'19" West, 486.82 feet to the Southwesterly corner, and the Point of Beginning.

ASSESSOR'S PARCEL NUMBER FOR 2014 - 2015: 006-241-20

The above legal description is a metes and bounds description and was obtained from a Grant, Bargain, Sale Deed, recorded May 11, 2009 in Book 248 Official Records, page 359, as File No. 133737 Lincoln County, Nevada records.

This additional information required by NRS 111.312 and NRS 239B.030.

Recording requested By
COW COUNTY TITLE CO

STATE OF NEVADA
DECLARATION OF VALUE

Lincoln County - NV
Leslie Boucher - Recorder

FOR RECORD
Document/Instrum
Book _____
Date of Recording: _____
Notes:
DIVORCE DECREE ON FILE 9/07

Page 1 of 1 Fee: \$15.00
Recorded By: HB RPTT
Book- 296 Page- 0534

- 1. Assessor Parcel Number(s)
 - a) 006-241-20
 - b) _____
 - c) _____
 - d) _____

- 2. Type of Property
 - a) Vacant Land
 - b) Single Family Res.
 - c) Condo/Townhouse
 - d) 2-4 Plex
 - e) Apartment Bldg.
 - f) Commercial/Industrial
 - g) Agricultural
 - h) Mobile Home
 - i) Other: _____

- 3. a. Total Value/Sales Price of Property-0- 0.00
- b. Deed in Lieu of Foreclosure Only (Value of Property) _____
- c. Transfer Tax Value 0.00
- d. REAL PROPERTY TRANSFER TAX DUE: 0.00

- 4. If Exemption Claimed:
 - a. Transfer Tax Exemption, per NRS 375.090, Section: # 5
 - b. Explain Reason for Exemption: transfer from former spouse to remaining spouse

- 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 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: Michael Shane Leavitt Capacity: Grantor
Signature: Alisia Kay Leavitt Capacity: Grantee

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

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

Print Name: MICHAEL SHANE LEAVITT
Address: PO Box 1574
City/ST/Zip: Primm NV 89303

Print Name: ALISIA KAY LEAVITT
Address: 4295 Virginia Falls Lane
City/ST/Zip: Las Vegas, NV 89130

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

Company Name: Cow County Title Co.
Address: P.O. Box 518, 328 Main Street
City: Pioche State: NV

Escrow No.: 75320
Zip: 89043

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