

Title 365

DOC # 0148759

01/12/2016 01:41 PM

Official Record

Recording requested By
PROMINENT ESCROW SERVICES, INC

Lincoln County - NV
Leslie Boucher - Recorder

Fee: \$41.00 Page 1 of 3
RPTT: \$518.70 Recorded By: LB
Book- 300 Page- 0494



A.P.N.: 004-164-04
File No.: 107-1500497-JH

R.P.T.T.: \$ 518.70

mail tax statements to
When Recorded Mail To: Same As
Below
Mail Tax Statements To:
Chad Charles and Sarah Charles
710 Bluff Street
Alamo, NV 89001

736-1500377

GRANT, BARGAIN AND SALE DEED

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

Bank of America, N.A.

do(es) hereby GRANT, BARGAIN and SELL to

**Chad A. Charles and Sarah E. Charles, husband and wife as community property with
right of survivorship**

WHOSE ADDRESS IS: 710 BLUFF ST ALAMO NV 89001

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

See Exhibit "A" attached hereto and made a part hereof.

Subject to

1. All general and special taxes for the current fiscal year.
2. Covenants, Conditions, Restrictions, Reservations, 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.

mail tax statements to same as above



0148759

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Page: 2 of 3

Date: ~~December 3, 2015~~ December 11, 2015

Bank of America, N.A.

BY: [Signature]

Name: Todd Gabert

Title: Assistant Vice President

State of AZ

County of Maricopa

On 12-11-2015 before me,
Kelly M Sorenson, Notary Public,

personally appeared Todd Gabert, AVP

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of Arizona that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature [Signature] (Seal)
Kelly M Sorenson

This Notary Acknowledgment is attached to that certain Grant, Bargain Sale Deed dated December 3, 2015 under Escrow No. 107-1500497-JH.





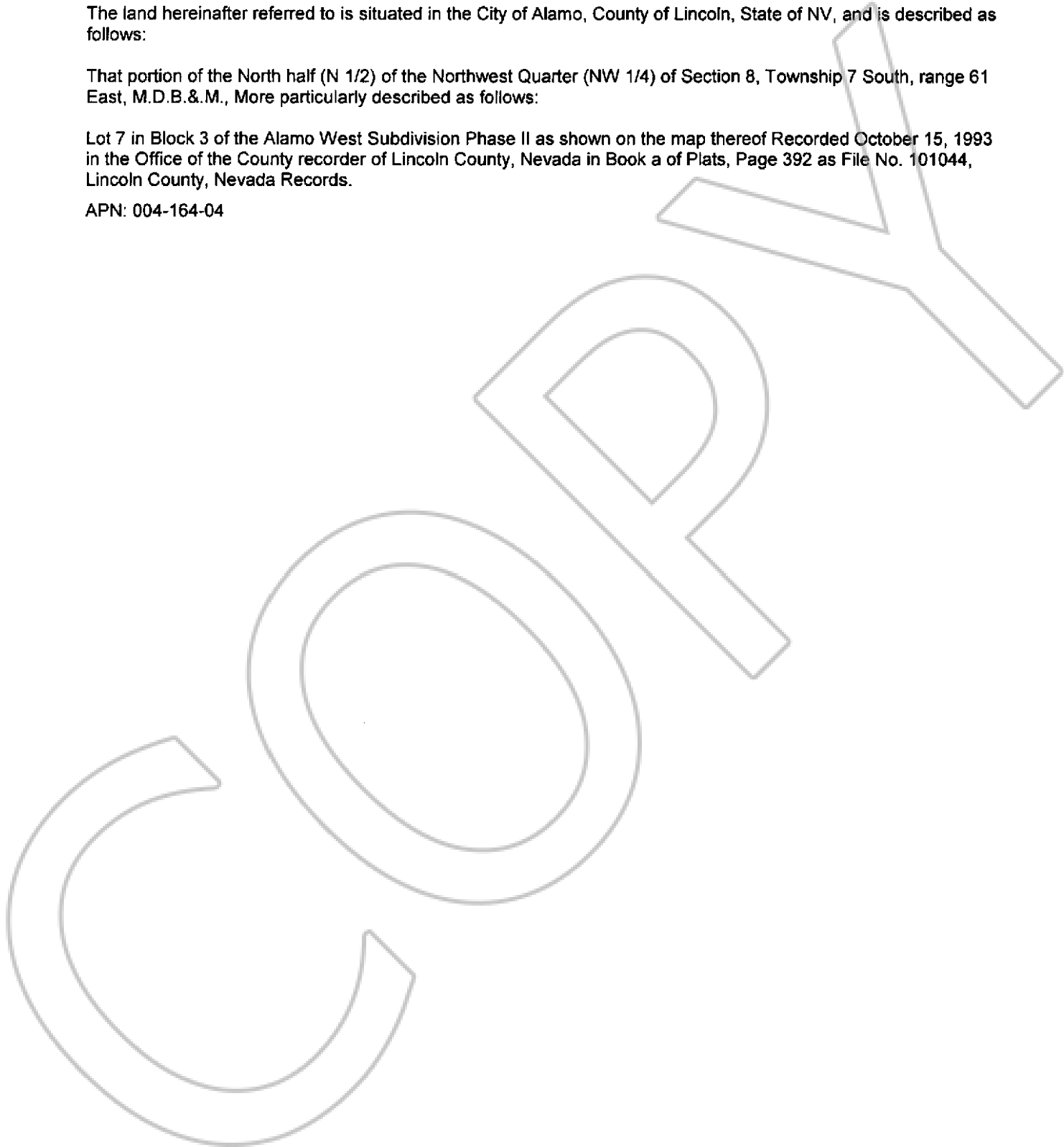
EXHIBIT A
Legal Description

The land hereinafter referred to is situated in the City of Alamo, County of Lincoln, State of NV, and is described as follows:

That portion of the North half (N 1/2) of the Northwest Quarter (NW 1/4) of Section 8, Township 7 South, range 61 East, M.D.B.&M., More particularly described as follows:

Lot 7 in Block 3 of the Alamo West Subdivision Phase II as shown on the map thereof Recorded October 15, 1993 in the Office of the County recorder of Lincoln County, Nevada in Book a of Plats, Page 392 as File No. 101044, Lincoln County, Nevada Records.

APN: 004-164-04



STATE OF NEVADA
DECLARATION OF VALUE

DOC # DV-148759
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1. Assessor Parcel No.(s):

- a) 004-164-04
- 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: _____

FOR

Book: _____ Page: _____

Date of Recording: _____

Notes:

3. Total Value/Sale Price of Property:

\$132,900.00

Deed in Lieu of Foreclosure Only (value of property) (\$ _____)

Transfer Tax Value: \$132,900.00

Real Property Transfer Tax Due: ~~00~~ \$581.70 \$518.70 00

4. If Exemption Claimed:

- a. Transfer Tax Exemption, per NRS 375.090, Section: _____
- b. Explain Reason for Exemption: _____

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: [Signature] Capacity: Grantor

Signature: [Signature] Capacity: Grantee

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: **Bank of America, N.A.**

Address: 611 Jamison Rd

City: Elma

State/Zip: NY 14059

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: **Chad A. Charles and Sarah E. Charles**

Address: 710 Bluff Street

City: Alamo

State/Zip: NV 89001

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

Print Name: **Prominent Escrow Services, Inc.** File No.: 107-1500497-JH

Address: 6900 Westcliff Drive, Suite 801

City: Las Vegas State: NV Zip: 89145

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