

Official Record

Recording requested By
TYRELL LAW, PLLC

Lincoln County - NV

Leslie Boucher - Recorder

Fee: \$17.00

Page 1 of 4

RPTT:

Recorded By: HB

Book- 302 Page- 0017



0149104

APN 001-191-88

APN _____

APN _____

Grant, Bargain, Sale Deed

Title of Document

Affirmation Statement

X I, the undersigned hereby affirm that the attached document, including any exhibits, hereby submitted for recording **does not contain** the social security number, driver's license or identification card number, or any "Personal Information" (as defined by NRS 603A.040) of any person or persons. (Per NRS 239B.030)

_____ I, the undersigned hereby affirm that the attached document, including any exhibits, hereby submitted for recording **does contain** the social security number, driver's license or identification card number, or any "Personal Information" (as defined by NRS 603A.040) of a person or persons as required by law: _____
(State specific law)

[Signature]
Signature

Receptionist for
Tyrell Law, PLLC
Title

Lisa Fujimoto
Print

3-23-14
Date

Grantees address and mail tax statement:

Susan Steaffens
126 Mint Orchard Drive
Henderson, NV 89002



APN: 001-191-88

When Recorded, Mail to:
Mail Tax Notices to:
Susan V. Steaffens
126 Mint Orchard Drive
Henderson, Nevada 89002

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That SUSAN V. STEAFFENS, an unmarried woman, for good and other valuable consideration, does hereby Grant, Bargain, Sell and Convey to SUSAN V. STEAFFENS, Trustee of the **SUSAN V. STEAFFENS LIVING TRUST**, dated February 29, 2016, as amended, or restated, or her successors, all of her right, title and interest in that real property situated in the County of Lincoln, State of Nevada, bounded and described as follows:

Legal Description: That Portion of the Southwest Quarter (SW 1/4) of Section 15, Township 1 North, Range 67 East, M.D.B. and M., Lincoln County, Nevada, Described as follows:

Parcel 16-D, as Shown by map thereof in Plat Book B, Page 433, File Number 118170 in the Office of the County Recorder, Lincoln County, Nevada.

SUBJECT TO:

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

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GRANTEE'S ADDRESS: SUSAN V. STEAFFENS
126 Mint Orchard Drive
Henderson, Nevada 89002



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

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

Witness her hand on this March 21, 2016.

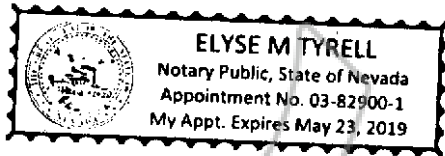


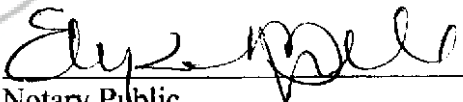
SUSAN V. STEAFFENS

STATE OF NEVADA)
) ss.
COUNTY OF CLARK)

On March 21, 2016, before me the undersigned, a Notary Public in and for the said County of Clark, State of Nevada, personally appeared SUSAN V. STEAFFENS, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her authorized capacity, and that by her 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.





Notary Public



EXHIBIT "A"
POWERS OF TRUSTEE

SUSAN V. STEAFFENS, Trustee, is hereby vested with complete power 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 Trustee shall be obligated to look beyond the terms of this instrument for power in the Trustee 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 **"SUSAN V. STEAFFENS LIVING TRUST"** which was executed on **February 29, 2016**.

STATE OF NEVADA
DECLARATION OF VALUE

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- 1. Assessor Parcel Number(s)
 - a. 001-191-88 _____
 - b. _____
 - c. _____
 - d. _____

- 2. Type of Property:

a. <input type="checkbox"/> Vacant Land	b. <input checked="" type="checkbox"/> Single Fam. Res.
c. <input type="checkbox"/> Condo/Twnhse	d. <input type="checkbox"/> 2-4 Plex
e. <input type="checkbox"/> Apt. Bldg	f. <input type="checkbox"/> Comm'l/Ind'l
g. <input type="checkbox"/> Agricultural	h. <input type="checkbox"/> Mobile Home
<input type="checkbox"/> Other	

FOR RECORDERS OPTIONAL USE ONLY
 Book _____ Page: _____
 Date of Recording: _____
 Notes: CERTIFICATE OF TRUST ON FILE 000

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

4. **If Exemption Claimed:**

- a. Transfer Tax Exemption per NRS 375.090, Section 07
- b. Explain Reason for Exemption: Transfer without consideration to or from a trust

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 [Handwritten Signature] Capacity: Receptionist for Tyrell Law, PLLC

Signature _____ Capacity: _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: Susan V. Steaffens
Address: 126 Mint Orchard Drive
City: Henderson
State: NV Zip: 89002

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Susan V. Steaffens Living Trust
Address: 126 Mint Orchard Drive
City: Henderson
State: NV Zip: 89002

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

Print Name: Tyrell Law, PLLC Escrow # _____
Address: 11920 Southern Highlands Pkwy Ste. 201
City: Las Vegas State: NV Zip: 89141