

Official Record

Recording requested By
FIRST AMERICAN TITLE COMPANY

Lincoln County - NV

Leslie Boucher - Recorder

Fee: \$16.00 Page 1 of 3

RPTT: Recorded By: AE

Book- 304 Page- 0001



0149621

A.P.N. #	001-057-08
Escrow No.	20162950-001-AS1
R.P.T.T.	Exempt #54 AC
Recording Requested By:	
National Title Co.	
Mail Tax Statements To:	<i>Same as below</i>
When Recorded Mail To:	
Martin E Wildemaun	
327 Vallarte Drive	
Henderson, NV 89014	

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That for valuable consideration, the receipt of which is hereby acknowledged,

Laura Phelps-Wildemann, an unmarried woman

does hereby Grant, Bargain, Sell and Convey to

Martin E. Wildemann, an unmarried man

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

FOR LEGAL DESCRIPTION, SEE ATTACHED EXHIBIT "A"

SUBJECT TO:

1. Taxes for fiscal year 2015-2016;
2. Reservations, restrictions, conditions, rights, rights of way and easements, if any of record on said premises.
3. Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and any reversions, remainders, rents, issues or profits thereof.

The undersigned, by his/her execution of this Deed, does hereby acknowledge and agree that he/she shall forever relinquish any and all rights, title and interest he/she may have had in and to the subject property by means of Community Property Law.

See page 2 for signatures of Grantor(s) and Notary Acknowledgment



0149621

Book 304
Page 2

06/14/2016
Page 2 of 3

Escrow No. 20162950-001-AS1
Grant, Bargain, Sale Deed... Continued

Dated this 10 day of June, 2016

[Handwritten Signature]

Laura Phelps-Wildemann

State of Nevada }
County of Clark } ss

This instrument was acknowledged before me on 6/10/2016

by: Laura Phelps-Wildemann

Signature: *[Handwritten Signature]*
Notary Public

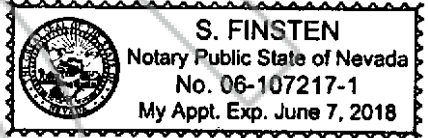
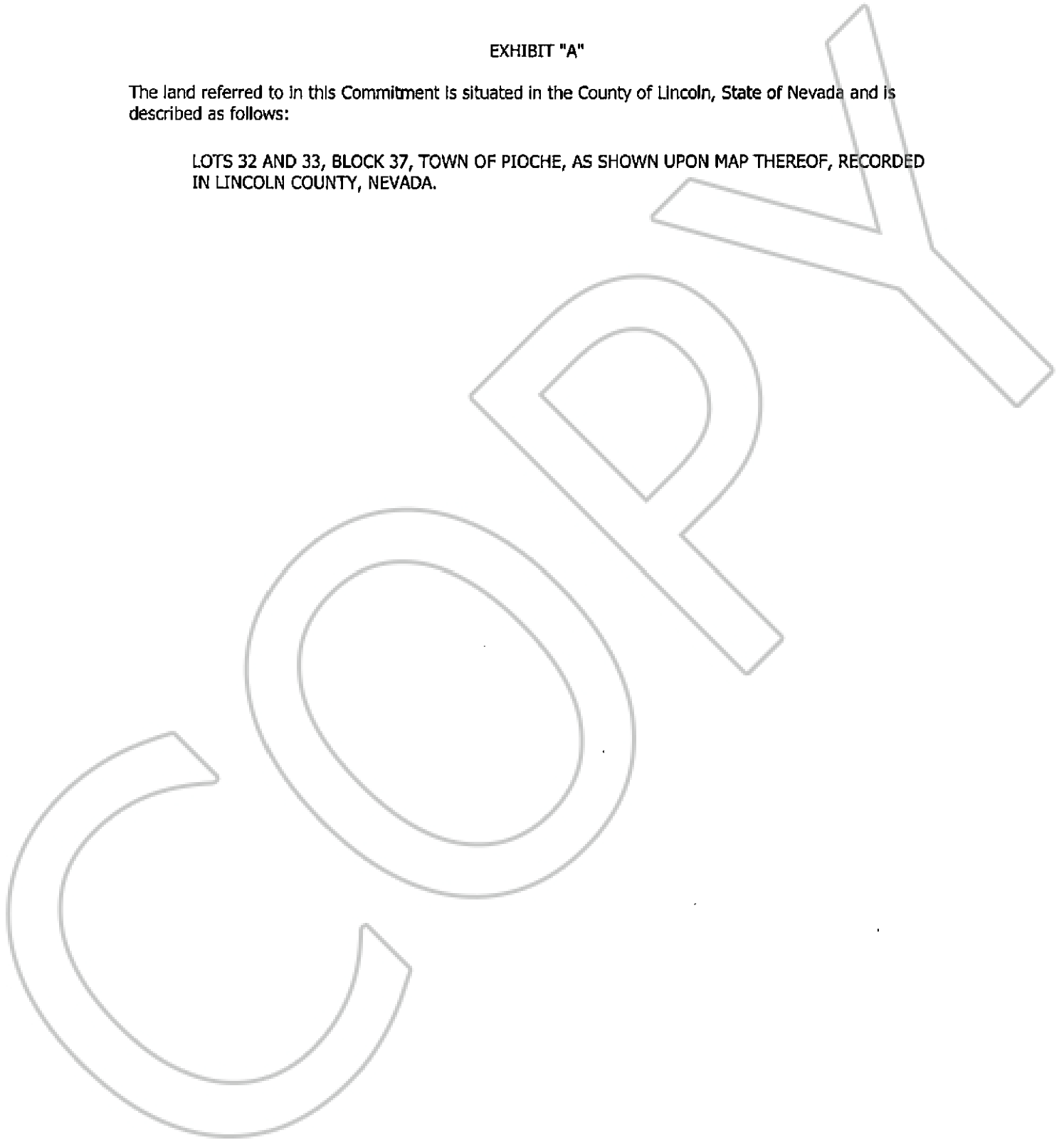




EXHIBIT "A"

The land referred to in this Commitment is situated in the County of Lincoln, State of Nevada and is described as follows:

LOTS 32 AND 33, BLOCK 37, TOWN OF POCHE, AS SHOWN UPON MAP THEREOF, RECORDED IN LINCOLN COUNTY, NEVADA.



Recording requested By
FIRST AMERICAN TITLE COMPANY

Lincoln County - NV
Leslie Boucher - Recorder

Page 1 of 1 Fee: \$16.00
Recorded By: RE RPTT:
Book- 304 Page- 0001

STATE OF NEVADA
DECLARATION OF VALUE FORM

1. Assessor Parcel Number(s)

- a) 001-057-08 _____
- 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 RECORDERS OPTIONAL USE
ONLY
Book _____ Page _____
Date of Recording: _____
Notes: Joint Tenants on doc
#127748. au

3. Total Value/Sales Price of Property:

Deed in Lieu of Foreclosure Only (value of property) \$ - 0 -
Transfer Tax Value \$ - 0 -
Real Property Transfer Tax Due: \$ - 0 -

4. If Exemption Claimed

- a. Transfer Tax Exemption, per NRS 375.090, Section Exemption #4
- b. Explain Reason for Exemption: Remove co-owner or joint tenant without consideration

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 _____ Capacity: Grantor *E/C*
Signature _____ Capacity: Grantee

(GRANTOR) INFORMATION (REQUIRED)	(GRANTEE) INFORMATION (REQUIRED)
Print Name: <u>Laura Phelps-Wildemann</u>	Print Name: <u>Martin E Wildemann</u>
Address: <u>327 Vallarte Dr.</u> <u>Henderson, NV 89014</u>	Address: <u>327 Vallarte Drive</u> <u>Henderson, NV 89014</u>

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

Print Name: National Title Co./Mandy Singer Escrow #: 20162950-AS1
Address: 7251 W. Lake Mead Blvd., Suite 350, Las Vegas, NV 89128
City, State, ZIP Code

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED

*First American Title
2500 Pasco Verde Suite 120
Henderson NV 89074*