

A.P.N.: 006-301-33
File No: 119-2505830 (EDH)
R.P.T.T.: \$175.50 C



When Recorded Mail To: Mail Tax Statements To:
William K. Bailey and Tracie J. Bailey
4824 Everman Dr.
Las Vegas, NV 89122

GRANT, BARGAIN and SALE DEED

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

Mary Lou Rowan, successor trustees of the William B. Rowan, Sr. and Mary Lou Rowan Living Trust, dated June 25, 2012, as amended, or restated

do(es) hereby *GRANT, BARGAIN and SELL* to

William K. Bailey and Tracie J. Bailey, husband and wife as joint tenants with right of survivorship

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

PARCEL NO. 17 AS SHOWN ON PARCEL MAP FOR DAN AND JUDY FREHNER, FILED IN THE OFFICE OF THE COUNTY RECORDER OF LINCOLN COUNTY ON APRIL 30, 1999 IN PLAT BOOK B, PAGE 215 AS FILE NO. 112682, LOCATED IN A PORTION OF SECTION 36, TOWNSHIP 1 NORTH, RANGE 68 EAST, M.D.B.&M.

Subject to

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

Date: 06/09/2016



0149781

Book 304

Page: 438

06/29/2016

Page: 2 of 3

Mary Lou Rowan, successor trustees of the William B. Rowan, Sr. and Mary Lou Rowan Living Trust, dated June 25, 2012, as amended, or restated

Mary Lou Rowan, Trustee
Mary Lou Rowan, Trustee

MARY LOU ROWAN

STATE OF **NEVADA**)

: **ss.**

COUNTY OF **CLARK**)

This instrument was acknowledged before me on _____ by

William B. Rowan, Sr. and Mary Lou Rowan, Trustees of the William B. Rowan, Sr.

Please see attached CA All. Purpose Ack. dated 6/22/16

Notary Public
(My commission expires: _____)

This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated 06/22/2016 under Escrow No. 119-2505830



CALIFORNIA ALL-PURPOSE CERTIFICATE OF ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

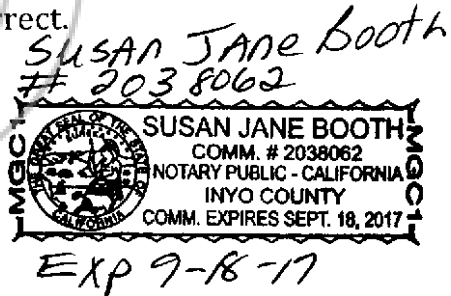
State of California
County of Inyo

On June 22, 2016 before me, Susan Jane Booth (notary public)
personally appeared Mary Len Rowan

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 California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature Susan Jane Booth
NOTARY Public

(seal)

Recording requested By
FIRST AMERICAN TITLE

Lincoln County - NV

Leslie Boucher - Recorder

Page 1 of 1 Fee: \$16.00
Recorded By: LB RPTT: \$175.50
Book- 304 Page- 0437

STATE OF NEVADA
DECLARATION OF VALUE

1. Assessor Parcel Number(s)

- a) 006-301-33
- 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 | |
| Book _____ | Page: _____ |
| Date of Recording: _____ | |
| Notes: _____ | |

- 3. a) Total Value/Sales Price of Property: \$45,000.00
- b) Deed in Lieu of Foreclosure Only (value of (\$ _____))
- c) Transfer Tax Value: \$45,000.00
- d) Real Property Transfer Tax Due \$175.50

4. **If Exemption Claimed:**

- a. Transfer Tax Exemption, per 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: *Mary Lou Rowan* Capacity: Agent
 Signature: _____ Capacity: _____

SELLER (GRANTOR) INFORMATION

(REQUIRED)

Mary Lou Rowan, successor
trustees of the William B. Rowan,
Sr. and Mary Lou Rowan Living
Trust, dated June 25, 2012, as

Print Name: amended, or restated
 Address: 809 Collins Road
 City: Bishop
 State: CA Zip: 93514

BUYER (GRANTEE) INFORMATION

(REQUIRED)

Print Name: William K. Bailey and
Tracie J. Bailey
 Address: 4824 Everman Dr.
 City: Las Vegas
 State: NV Zip: 89122

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

First American Title Insurance
 Print Name: Company File Number: 119-2505830 EDH/dc
 Address: 7251 West Lake Mead Blvd, Suite 100
 City: Las Vegas State: NV Zip: 89128