

Official RecordRecording requested By
FIRST AMERICAN TITLE CO**Lincoln County - NV**
Leslie Boucher - Recorder

Fee: \$15.00

Page 1 of 2

RPTT: \$721.50

Recorded By: HB

Book- 305 Page- 0291

A.P. No. 004-121-04
Escrow No. 119-2506676-RC/VT
R.P.T.T. \$721.50



WHEN RECORDED RETURN TO:
Dustin Melton and Sarah Melton
468 Danielle Court
Alamo, NV 89001

MAIL TAX STATEMENTS TO:
Dustin Melton and Sarah Melton
468 Danielle Court
Alamo, NV 89001

GRANT, BARGAIN and SALE DEED

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

Janice M. Sproul, Trustee of the Sproul Family Trust dated March 29, 2007

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

Dustin Melton and Sarah Melton, husband and wife as joint tenants

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

LOT 44 OF ALAMO SOUTH SUBDIVISION, TRACT NO. 1, UNIT NO. 2, ACCORDING TO THE OFFICIAL MAP THEREOF, FILED IN THE OFFICE OF THE COUNTY RECORDER OF LINCOLN COUNTY ON JANUARY 13, 1977 IN BOOK A-1 OF PLATS, PAGE 126, ASSIGNED NO. 59021.

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: 08/02/2016



0150063

Book: 305
Page 292

08/08/2016
Page 2 of 2

Janice M. Sproul, Trustee of the Sproul
Family Trust dated March 29, 2007

Janice M. Sproul

Janice M. Sproul, Trustee

Janice m. Sproul, trustee

STATE OF **NEVADA**)
 : ss.
COUNTY OF **CLARK**)

This instrument was acknowledged before me on

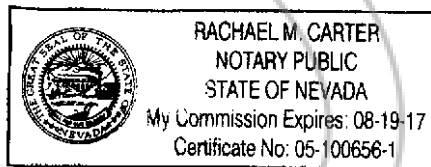
8/3/14 by

Janice M. Sproul.

[Signature]
Notary Public

(My commission expires: 8/19/17)

This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated
08/02/2016 under Escrow No. 119-2506676



Rachael m. Carter
8/19/17
05-100656-1

STATE OF NEVADA
DECLARATION OF VALUE

Recording requested By
FIRST AMERICAN TITLE CO

1. Assessor Parcel Number(s)

- a) 004-121-04
- 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 RECORDERS OPTIONAL USE

Book _____ Page: _____

Date of Recording: _____

Notes: _____

3. a) Total Value/Sales Price of Property:

\$185,000.00

b) Deed in Lieu of Foreclosure Only (value of

(\$0)

c) Transfer Tax Value:

\$185,000.00

d) Real Property Transfer Tax Due

\$721.50

4. **If Exemption Claimed:**

a. Transfer Tax Exemption, per 375.090, Section: 0

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: *Janice M. Sproul*

Capacity: Grantor

Signature: _____

Capacity: _____

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

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

Print Name: the Sproul Family Trust

Print Name: Melton

Address: 4228 Laurel Hill Drive

Address: 468 Danielle Court

City: North Las Vegas

City: Alamo

State: NV Zip: 89032

State: NV Zip: 89001

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

First American Title Insurance

Print Name: Company

File Number: 119-2506676 RC/RC

Address: 7251 West Lake Mead Blvd, Suite 100

City: Las Vegas

State: NV Zip: 89128

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