

Official RecordRecording requested By
FIRST AMERICAN TITLE COMPANY

Lincoln County - NV

Leslie Boucher - Recorder

Fee: \$15.00

Page 1 of 2

RPTT: \$390.00

Recorded By: HB

Book- 307 Page- 0323

A.P.N.: 001-331-71
File No: 116-2509866 (JS)
R.P.T.T.: \$390.00 C



When Recorded Mail To: Mail Tax Statements To:
Deon A. Neal
619 N. Orleans
Henderson, NY 89015

GRANT, BARGAIN and SALE DEED

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

Jeana Louise Givens, Trustee of the Jimmie Carol Bergman Trust, dated March 2, 2009 as amended or restated

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

Deon A. Neal, a single man

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

PARCEL 3, AS SHOWN ON PARCEL MAP FOR GORDON A. KLINE & CHARLOTTE KLINE, DOUGLAS CANFIELD & LINDA CANFIELD, PAUL J. ROBINSON AND JIM C. BERGMAN RECORDED MARCH 31, 1998 IN PLAT BOOK B, PAGE 102 AS FILE NO. 110766, IN THE OFFICE OF THE COUNTY RECORDER OF LINCOLN COUNTY, NEVADA, LOCATED IN A PORTION OF SECTION 10, TOWNSHIP 1 NORTH, RANGE 67 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: 11/07/2016

Jeana Louise Givens , Trustee of the Jimmie Carol Bergman Trust, dated March 2, 2009, as amended or restated

Jeana Louise Givens, TTEE
Jeana Louise Givens, Trustee

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

This instrument was acknowledged before me on
Nov 7 2016 by
Jeana Louise Givens

Christina Ibarra
Notary Public
(My commission expires: Jan 16 2020)

This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated 11/07/2016 under Escrow No. 116-2509866



STATE OF NEVADA
DECLARATION OF VALUE

DOC # DV-150570
11/15/2016 03:35 PM
Official Record

1. Assessor Parcel Number(s)
a) 001-331-71
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 R
Book _____ Page: _____
Date of Recording: _____
Notes: _____

3. a) Total Value/Sales Price of Property: \$100,000.00
b) Deed in Lieu of Foreclosure Only (value of property) (\$ _____)
c) Transfer Tax Value: \$100,000.00
d) Real Property Transfer Tax Due \$390.00

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: Jeanne L. Guinn
Signature: _____

Capacity: Grantor
Capacity: _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Jimmie Carol Bergman Trust
Address: 1773 Lily Park Cir
City: Henderson, NV
State: NV Zip: 89012

Print Name: Deon A. Neal
Address: 1024 Vincent Avenue
City: Picoche Henderson
State: NV Zip: 89043-8905

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

Print Name: First American Title Insurance Company File Number: 116-2509866 JS/JS
Address: 2500 Paseo Verde Parkway, Suite 120
City: Henderson State: NV Zip: 89074

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