

Official Record

Recording requested By
FIRST AMERICAN TITLE

Lincoln County - NV

Leslie Boucher - Recorder

Fee: \$15.00

Page 1 of 2

RPTT: \$639.60

Recorded By: LB

Book- 309 Page- 0361

A.P. No. 001-193-20
Escrow No. 116-2514954-dp/CJ
R.P.T.T. \$639.60



WHEN RECORDED RETURN TO:

Justin D. Kulani and Amanda J. Kulani
551 Wide Awake Court
Pioche, NV 89043

MAIL TAX STATEMENTS TO:

Justin D. Kulani and Amanda J. Kulani
551 Wide Awake Court
Pioche, NV 89043

GRANT, BARGAIN and SALE DEED

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

Terry D. Jones, Trustee of The Terry D. Jones Living Trust Dated June 03, 2013 and any amendments thereto

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

Justin D. Kulani and Amanda J. Kulani, 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:

THAT CERTAIN PARCEL OF LAND SITUATE IN THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 15, TOWNSHIP 1 NORTH, RANGE 67 EAST, M.D.B.&M., AND FURTHER DESCRIBED AS FOLLOWS.

PARCEL 2-C OF THAT CERTAIN PARCEL MAP FOR VAUGHN AND DONNA PHILLIPS RECORDED FEBRUARY 23, 1994 IN THE OFFICE OF THE COUNTY RECORDER OF LINCOLN COUNTY, NEVADA IN BOOK A OF PLATS, PAGE 408 AS FILE NO. 101568, LINCOLN COUNTY, NEVADA RECORDS.

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: 02/06/2017



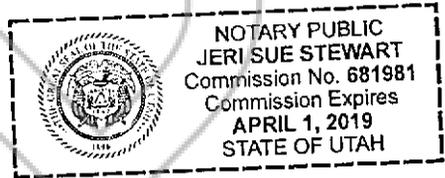
Terry D. Jones, Trustee of The Terry D. Jones Living Trust Dated June 03, 2013 and any amendments thereto

Terry D. Jones
Terry D. Jones, Trustee

STATE OF **Utah**)
COUNTY OF Washington) ss.

This instrument was acknowledged before me on 28 February 2017 by Terry D. Jones.

Jeri Sue Stewart
Notary Public
(My commission expires: 4/1/2019)



This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated 02/06/2017 under Escrow No. 116-2514954

STATE OF NEVADA
DECLARATION OF VALUE

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1. Assessor Parcel Number(s)

- a) 001-193-20
- 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'/Ind'l
- g) Agricultural
- h) Mobile Home
- i) Other _____

FOR RECORD

Book _____ Page: _____

Date of Recording: _____

Notes: _____

- 3. a) Total Value/Sales Price of Property: \$164,000.00
- b) Deed in Lieu of Foreclosure Only (value of property) (\$ _____)
- c) Transfer Tax Value: \$164,000.00
- d) Real Property Transfer Tax Due \$639.60

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: _____
Signature: _____

Capacity: _____
Capacity: _____

SELLER (GRANTOR) INFORMATION

BUYER (GRANTEE) INFORMATION

(REQUIRED)

(REQUIRED)

Terry D. Jones, Trustee of The
Terry D. Jones Living Trust Dated
June 03, 2013 and any

Justin D. Kulani and

Print Name: amendments thereto

Print Name: Amanda J. Kulani

Address: 5336 N 1530 W

Address: 551 Wide Awake Court

City: St George

City: Pioche

State: UT Zip: 84770

State: NV Zip: 89043

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

First American Title Insurance

File Number: 116-2514954 dp/ bh

Print Name: Company

Address: 2500 Paseo Verde Parkway, Suite 120

State: NV Zip: 89074

City: Henderson

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