DOC # 0151056

03/28/2017

19 27 AM

Official Record

Recording requested By COW COUNTY TITLE CO.

Lincoln County - NV Leslie Boucher - Recorder

Fee: \$15.00

Page 1 of 2 Recorded By: AE

Book- 309 Page- 0692



A.P.N. No.: 003-191-03
R.P.T.T. \$ Exempt #5
Escrow No.: 77747
Recording Requested By:

Cow County Title Co.

Mail Tax Statements To: Same as below
When Recorded Mail To:

VICTOR B. VINCENT
181 E. RANCHO DR.
HENDERSON, NV 89015

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That XINJUAN J. VINCENT, a married woman for valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to VICTOR B. VINCENT, a married man as his sole and separate property all that real property situated in the County of Lincoln, State of Nevada, bounded and described as follows:

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

Lots 11 and 13 in Block A of the DENTON HEIGHTS ADDITION TO THE CITY OF CALIENTE, Lincoln County, Nevada, as shown on the map thereof recorded September 11, 1906 in the Book of Plats, page 14, Lincoln County, Nevada records.

ASSESSOR'S PARCEL NUMBER FOR 2016 - 2017: 003-191-03

SUBJECT TO:

- Taxes for the fiscal year;
- Reservations, restrictions, conditions, rights, rights of way and easements, if any of record on said premises.

IT IS THE EXPRESS INTENT OF THE GRANTOR, BEING THE SPOUSE OF THE GRANTEE, TO CONVEY ALL RIGHT, TITLE AND INTEREST OF THE GRANTOR, COMMUNITY OR OTHERWISE, IN AND TO THE HEREIN DESCRIBED PROPERTY TO THE GRANTEE AS GRANTEE'S SOLE AND SEPARATE PROPERTY.

Together with all and singular the tenements, hereditments and appurtenances thereunto belonging or in anywise appertaining, and any reversions, remainders, rents, issues or profits thereof.

Dated: March 21, 2017

XINJUAN J. VINCENT		
State of <u>NEVADA</u>		
County of CLARK) SS.	
This instrument was acknowledged before me on By: XINJUAN J. Vincent	23 day of MARCH	, <u>2017</u>
Signature: Notary Public		
	Notary Public - State of Nevada County of Clark HOMER TOUSSIMEHR My Appointment Expires No: 08-105827-1 March 29, 2018	

03/28/2017

09:27 AM

Official Record

Recording requested By COW COUNTY TITLE CO.

STATE OF NEVADA

DECL	A D /	TIANI	\triangle E	YAI.	
UEGE	ARA	LIUN	U.	VAL	uc

Lincoln County - NV Leslie Boucher - Recorder

1. 🗡	Assessor Parcel Number(s)	FOR RECOR	DI Page 1 of 1 Fee: \$15.00 Recorded By: AE RPTT:
á	a) <u>003-191-03</u>		Book- 309 Page- 9692
ţ	o)	Document/Instru	ME
		Book	Page
		Date of Recordin	1g:
Ç	d)	Notes:	
	Type of Property		3
	a) □ Vacant Land b) ☑ Single Fa		
	c) 🗆 Condo/Townhouse d) 🗆 2-4 Plex		
	e) ☐ Apartment Bldg. f) ☐ Commer		
	g) ☐ Agricultural h) ☐ Mobile H	lome	
1,	Other:		
	a. Total Value/Sales Price of Property		\$0.00
	 Deed in Lieu of Foreclosure Only (Value of F 	Property)	
	c. Transfer Tax Value		\$0.00
C	d. REAL PROPERTY TRANSFER TAX DUE.	. \	\$0.00
4 . I	If Exemption Claimed:		/ /
	a. Transfer Tax Exemption, per NRS 375.090,	Section: 5	
	b. Explain Reason for Exemption: Wife deeding		out consideration
5. F	Partial Interest: Percentage being transferred:	100 %	
. г	Partial Interest. Percentage being transferred:	100 %	
Thau	undersigned declares and acknowledges, unde	r nanally of parius	pursuant to NPS 375 060 and
	375.110 that the information provided is correct		
	apported by documentation if called upon to sub		
	ermore, the parties agree that disallowance of		
	ional tax due may result in a penalty of 10% of		
	uant to NRS 375.030, the Buyer and Seller s		
	tional amount owed.	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	
and the same of th		_	
Signa	ature: Pulled	Capacity: G	irantor
and the same	Xinjuan J. Vincent	7 / -	
Signa	ature: Silv B. Sund	Capacity: G	irantee
	Victor B. Vincent		
	SELLER (GRANTOR) INFORMATION	BUYER (GRANTEE) INFORMATION
.	(REQUIRED)		(REQUIRED)
	Name: Xinjuan J. Vincent	Print Name: Vict	
Addre			E Rancho Dr.
City/S	ST/Zip Henderson, NV 89015	City/ST/Zip Hen	derson, NV 89015
			·
N	COMPANY/PERSON REQUESTING REC		
	pany Name: Cow County Title Co. ess: P.O. Box 518, 328 Main Street	Escro	ow No.: 77747
	Pioche State: NV		Zip: 89043
Oity.	(AS A PURI IC RECORD THIS FORM	MAY RE DECOR	