

Official Record

Recording requested By  
FIRST AMERICAN TITLE

Lincoln County - NV

Leslie Boucher - Recorder

Fee: \$15.00 Page 1 of 2  
RPTT: \$312.00 Recorded By: LB  
Book- 310 Page- 0274

A.P. No. 001-240-53  
Escrow No. 116-2519232-dp/VT  
R.P.T.T. \$312.00



WHEN RECORDED RETURN TO:

Barbara J. Stevens  
443 Bannock  
Mesquite, NV 89027

MAIL TAX STATEMENTS TO:

Barbara J. Stevens  
443 Bannock  
Mesquite, NV 89027

**GRANT, BARGAIN and SALE DEED**

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

Delores VanDusen, an unmarried woman

do(es) hereby GRANT, BARGAIN and SELL to

Barbara J. Stevens, an unmarried woman

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

**A PORTION OF THE SOUTH HALF (S 1/2) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 14, TOWNSHIP 1 NORTH, RANGE 67 EAST, M.D.B. AND M., MORE PARTICULARLY DESCRIBED AS FOLLOWS:**

**PARCEL 23A OF THAT CERTAIN PARCEL MAP RECORDED DECEMBER 31, 1987 IN THE OFFICE OF THE COUNTY RECORDER OF LINCOLN COUNTY, NEVADA IN BOOK A OF PLATS, PAGE 282 AS FILE NO. 88175, 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: 04/10/2017

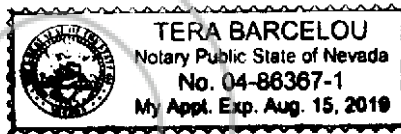


Delores VanDusen  
Delores VanDusen

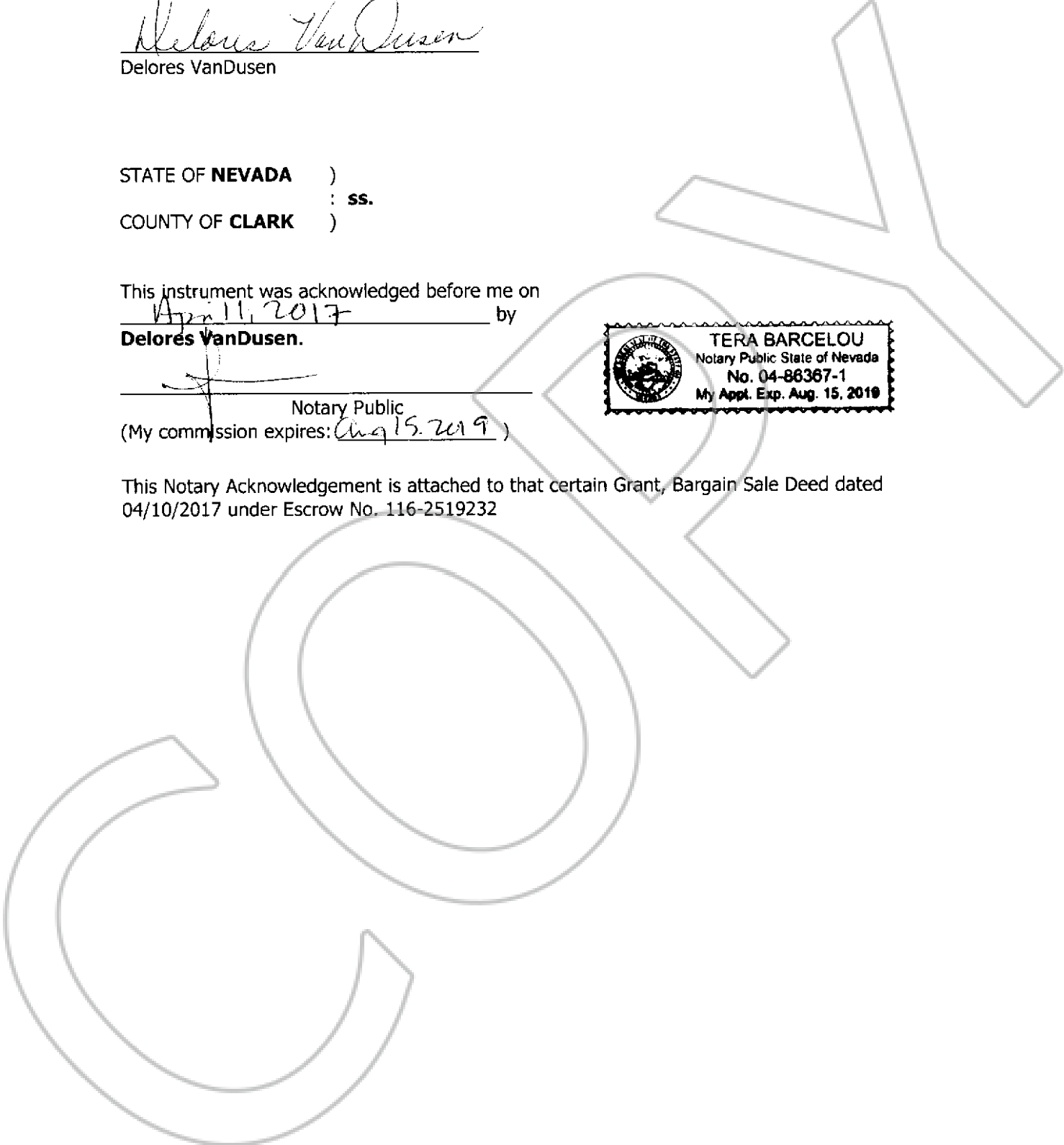
STATE OF NEVADA )  
                                  : ss.  
COUNTY OF CLARK )

This instrument was acknowledged before me on  
April 11, 2017 by  
**Delores VanDusen.**

[Signature]  
Notary Public  
(My commission expires: Aug 15, 2019)



This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated 04/10/2017 under Escrow No. 116-2519232



STATE OF NEVADA  
DECLARATION OF VALUE

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- 1. Assessor Parcel Number(s)
  - a) 001-240-53
  - 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 \_\_\_\_\_

<b>FOR RECORDERS OPTIONAL USE ONLY</b>	
Book _____	Page: _____
Date of Recording: _____	
Notes: _____	

- 3. a) Total Value/Sales Price of Property: \$80,000.00
- b) Deed in Lieu of Foreclosure Only (value of property) (\$ \_\_\_\_\_)
- c) Transfer Tax Value: \$80,000.00
- d) Real Property Transfer Tax Due \$312.00

- 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: \_\_\_\_\_  
Signature: \_\_\_\_\_

Capacity: Agent  
Capacity: \_\_\_\_\_

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

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

Print Name: Delores VanDusen  
Address: 3949 West Alexander #1363  
City: North Las Vegas  
State: NV Zip: 89032

Print Name: Barbara J. Stevens  
Address: 443 Bannock  
City: Mesquite  
State: NV Zip: 89027

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

Print Name: First American Title Insurance Company File Number: 116-2519232 dp/dp  
Address: 2500 Paseo Verde Parkway, Suite 120  
City: Henderson State: NV Zip: 89074

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