

Official RecordRecording requested By
FIRST AMERICAN TITLE COMPANY**Lincoln County - NV**
Leslie Boucher - RecorderFee: **\$16.00** Page 1 of 3
RPTT: **\$624.00** Recorded By: AE
Book- 312 Page- 0087

A.P. No. 008-051-08
Escrow No. 116-2517790-dp/CJ
R.P.T.T. \$624.00

WHEN RECORDED RETURN TO:

Josey B. Spencer and Marissa L. Spencer
1465 US 93
Alamo, NV 89001

MAIL TAX STATEMENTS TO:

Josey B. Spencer and Marissa L. Spencer
1465 US 93
Alamo, NV 89001



0152163

GRANT, BARGAIN and SALE DEED

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

Douglas J. Rankin and Richard L. Rankin, Co-Trustees of the Rankin 1977 Trust dated
January 13, 1977

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

Josey B. Spencer and Marissa L. Spencer, 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:

**BEING A PORTION OF THE NORTHWEST QUARTER (NW1/4) OF SECTION 16, T. 7 S.,
R. 61 E., M.D.B. AND M., MORE PARTICULARLY DESCRIBED AS FOLLOWS:**

**LOT 8 OF STEWART SUBDIVISION AS SHOWN ON THE SUBDIVISION NAP RECORDED
DECEMBER 23, 1977 IN THE OFFICE OF THE COUNTY RECORDER OF LINCOLN
COUNTY, NEVADA IN BOOK "A" OF PLATS AT PAGES 132 AND 133 AS FILE NO. 61079,
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: 05/22/2017



Douglas J. Rankin and Richard L. Rankin, Co-Trustees of the Rankin 1977 Trust dated January 13, 1977

DJ Rankin Co-Trustee

Douglas J. Rankin, Co-Trustee

Richard L Rankin CO-TRUSTEE

Richard L. Rankin, Co-Trustee

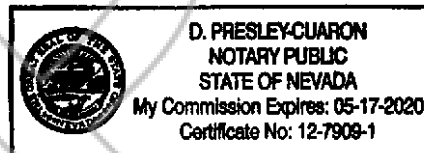
STATE OF **NEVADA**)
: **ss.**
COUNTY OF **CLARK**)

This instrument was acknowledged before me on

5-24-2017 by Douglas J. Rankin and Richard L. Rankin

[Signature]
Notary Public

(My commission expires: 9/17/2020)



This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated 05/22/2017 under Escrow No. 116-2517790



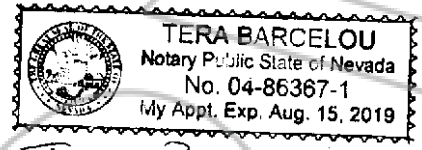
STATE OF **NEVADA**)
)
) :SS.
COUNTY OF **CLARK**)

This instrument was acknowledged before me on

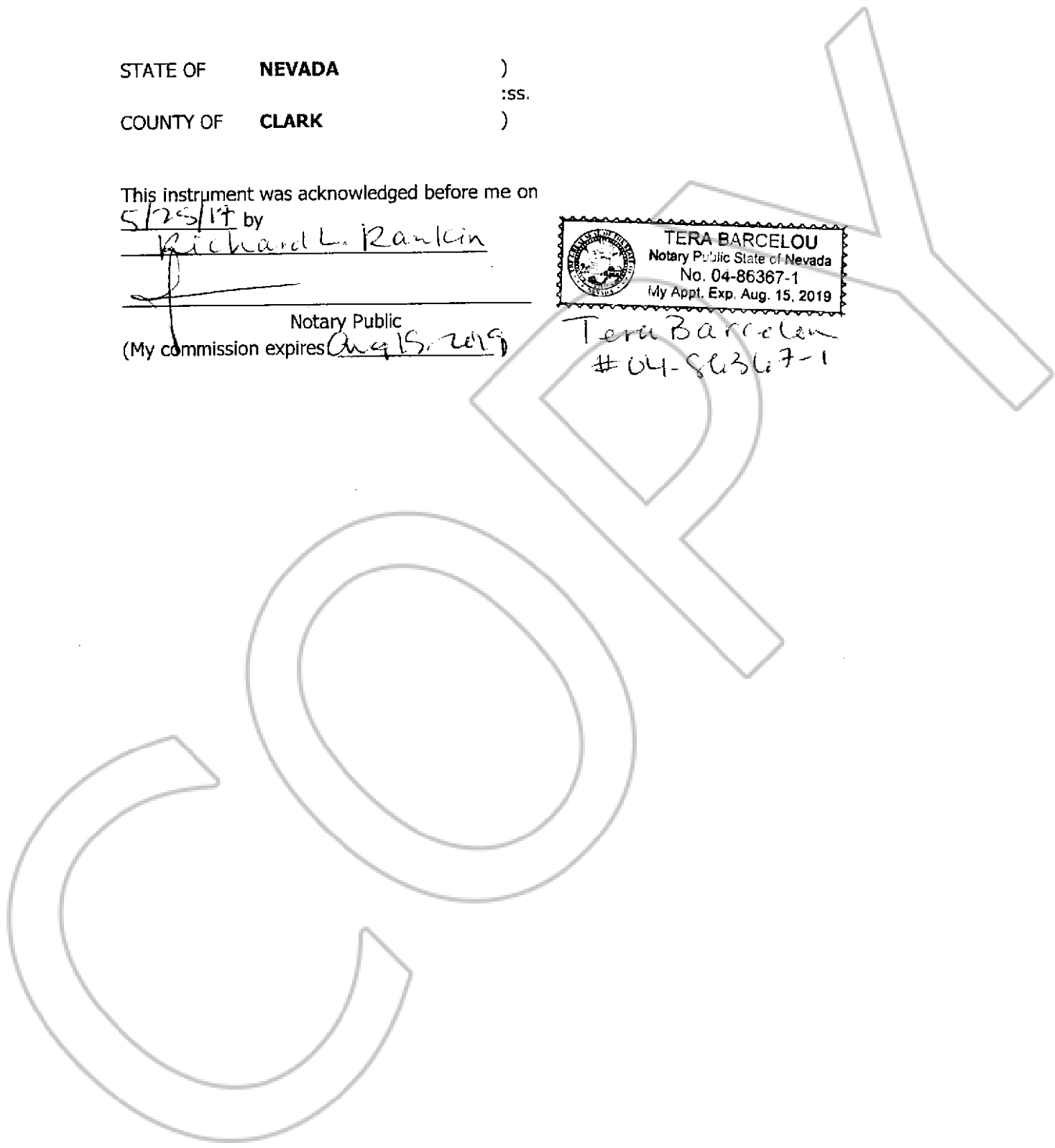
5/25/17 by
Richard L. Rawlin

[Signature]

Notary Public
(My commission expires Aug 15, 2019)



Tera Barcelou
#04-86367-1



STATE OF NEVADA
DECLARATION OF VALUE

1. Assessor Parcel Number(s)

- a) 008-051-08
- b) _____
- c) _____
- d) _____

Recording requested By
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Page 1 of 1 Fee: \$16.00
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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 REC

Book _____ Page: _____
Date of Recording: _____
Notes: _____

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

\$160,000.00

b) Deed in Lieu of Foreclosure Only (value of property) (\$ _____)

c) Transfer Tax Value: \$160,000.00

d) Real Property Transfer Tax Due \$624.00

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: [Signature]

Signature: _____

Capacity: _____

SELLER (GRANTOR) INFORMATION

BUYER (GRANTEE) INFORMATION

(REQUIRED)

(REQUIRED)

Print Name: Douglas J Rankin & Trustees
Rankin 1977 Trust Richard L Rankin

Print Name: Josey B. Spencer and
Marissa L. Spencer

Address: PO Box 458

Address: 1465 US 93

City: Alamo

City: Alamo

State: NV Zip: 89001

State: NV Zip: 89001

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

First American Title Insurance

Print Name: Company

File Number: 116-2517790 dp/ JB

Address: 2500 Paseo Verde Parkway, Suite 120

City: Henderson

State: NV Zip: 89074

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