

Parcel ID Number: **010-181-03**

Prepared By: **William J. Brooks**
622 Anson Drive
Columbia, SC 29229

Return To: **Richard and Dalene James**
578 Pala Mesa Ct
Las Vegas, NV 89123



Special Warranty Deed

This Special Warranty Deed, made this day of 12 June 2017
between

GRANTORS (Sellers) **SAILYN, LLC**
831 Windsor Oak Circle
Lawrenceville, GA 30045

and

GRANTEE (Buyer) **Richard and Dalene James**
578 Pala Mesa Ct
Las Vegas, NV 89123

Witnesseth that the Grantor, for and in consideration of the sum of \$10.00 and other valuable considerations, the receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that certain land situate in **Lincoln County, Nevada**, viz:

Property Description: **4.74 Acres +/- in Lincoln County, Nevada**
Legal Description: **R55E, T3S, Sec. 36, Sunset Acres Track 2 Lot 14**
Parcel ID Number: **010-181-03**

Grantor hereby covenants with Grantee that the property is free of all encumbrances made by Grantor and that Grantor does hereby warrant and defend the title to the property against lawful claims of all persons claiming by, through, or under Grantor, but not otherwise.

In Witness Whereof, the said Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

Christopher P. Bibb by W. J. Brooks ^{POA}
CHRISTOPHER P. BIBB by William J. Brooks
Manager, SAILYN, LLC

STATE OF South Carolina

COUNTY OF Richland

The foregoing instrument was acknowledged before me this 19 day of June

20 17 by William J. Brooks for Christopher P. Bibb

who is personally known to me or has produced Military ID
as identification.

seal

Measha Adams
Notary Signature

Measha Adams
Notary Printed Name

My Commission Expires November 20, 2025

STATE OF NEVADA
DECLARATION OF VALUE

Recording requested By
SZI LLC

Lincoln County - NV
Leslie Boucher - Recorder

Page 1 of 1 Fee: \$40.00
Recorded By: AK RPTT: \$27.30
Book- 312 Page- 0514

- 1. Assessors Parcel Number(s)
 - a) 010-181-03
 - 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'l/Ind'l
 - g) Agricultural
 - h) Mobile Home
 - i) Other _____

FOR RECORDERS OPTIONAL USE ONLY	
DOCUMENT/INSTRUMENT #:	_____
BOOK	PAGE _____
DATE OF RECORDING:	_____
NOTES:	_____

3. Total Value/Sales Price of Property: \$ 6,900.00
 Deed in Lieu of Foreclosure Only (value of property) (0.00
 Transfer Tax Value: \$ 6,900.00
 Real Property Transfer Tax Due: \$ 27.30

- 4. If Exemption Claimed:
 - a. Transfer Tax Exemption per NRS 375.090, Section # N/A
 - b. Explain Reason for Exemption: N/A

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 Christopher P. Bibb by W/M Capacity Seller
 Signature Richard and Dalene James Capacity Buyer

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: SAILYN, LLC
 Address: 831 Windsor Oak Circle
 City: Lawrenceville
 State: GA Zip: 30045

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Richard and Dalene James
 Address: 578 Pala Mesa Ct
 City: Las Vegas
 State: NV Zip: 89123

COMPANY/PERSON REQUESTING RECORDING

(required if not the seller or buyer)

Print Name: SZI LLC Escrow # N/A
 Address: 622 Anson Drive
 City: Columbia State: SC Zip: 29229