

AFTER RECORDING RETURN TO:
DOCUMENT PROCESSING SOLUTIONS, INC.
683 W. LAMBERT RD.
BREA, CA 92821

DOC # 0152378

07/14/2017

03:01 PM

Official Record

Recording requested By
DOCUMENT PROCESSING SOLUTIONS, INC.

Lincoln County - NV

Leslie Boucher - Recorder

Fee: \$41.00

Page 1 of 3

RPTT: \$487.50

Recorded By: AK

Book- 312 Page- 0628

004-164-05

R.P.T.T.: \$487.50

ESCROW NO.: NXNV-0247362

**WHEN RECORDED MAIL TO AND
MAIL TAX STATEMENT TO:**

GRANTEE'S ADDRESS:

Kenyon D Walch
740 B Street
Caliente, NV 89008



0152378

GRANT BARGAIN SALE DEED

NXNV -0247362

THIS INDENTURE WITNESSETH:

James David Bianes, a Married Man as his sole and separate property

in consideration of the sum of Ten Dollars (\$10.00), the receipt of which is hereby acknowledged,
do hereby Grant, Bargain Sell and convey to

Adelyn Lovell Walch and Kenyon D. Walch, Wife and Husband as Joint Tenants

all that real property situated in the County of Lincoln, State of Nevada, bounded and described as
follows:

Legal description attached hereto and made a part hereof marked Exhibit "A"

SUBJECT TO: 1. Taxes for the current fiscal year.
2. Reservations, restrictions, conditions, rights, rights of way and easements, if
any, of record on said premises.

TOGETHER WITH all and singular the tenements, hereditaments and appurtenances thereunto
belonging or in anywise appertaining, and any reversions, remainders, rents, issues or profits
thereof.

Date: June 23, 2017



Grantor

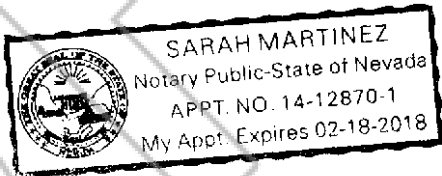
James David Bianes
James David Bianes

STATE OF: NEVADA
COUNTY OF: Clark ss:

On June 23, 2017 before me, a Notary Public in and for said County and State, personally appeared James David Bianes, Known to me or proved to me on the basis of satisfactory evidence to be the person who acknowledged that he/she/they executed the above instrument.

WITNESS my hand and official seal.

Sarah Martinez
NOTARY PUBLIC in and for said County and State.



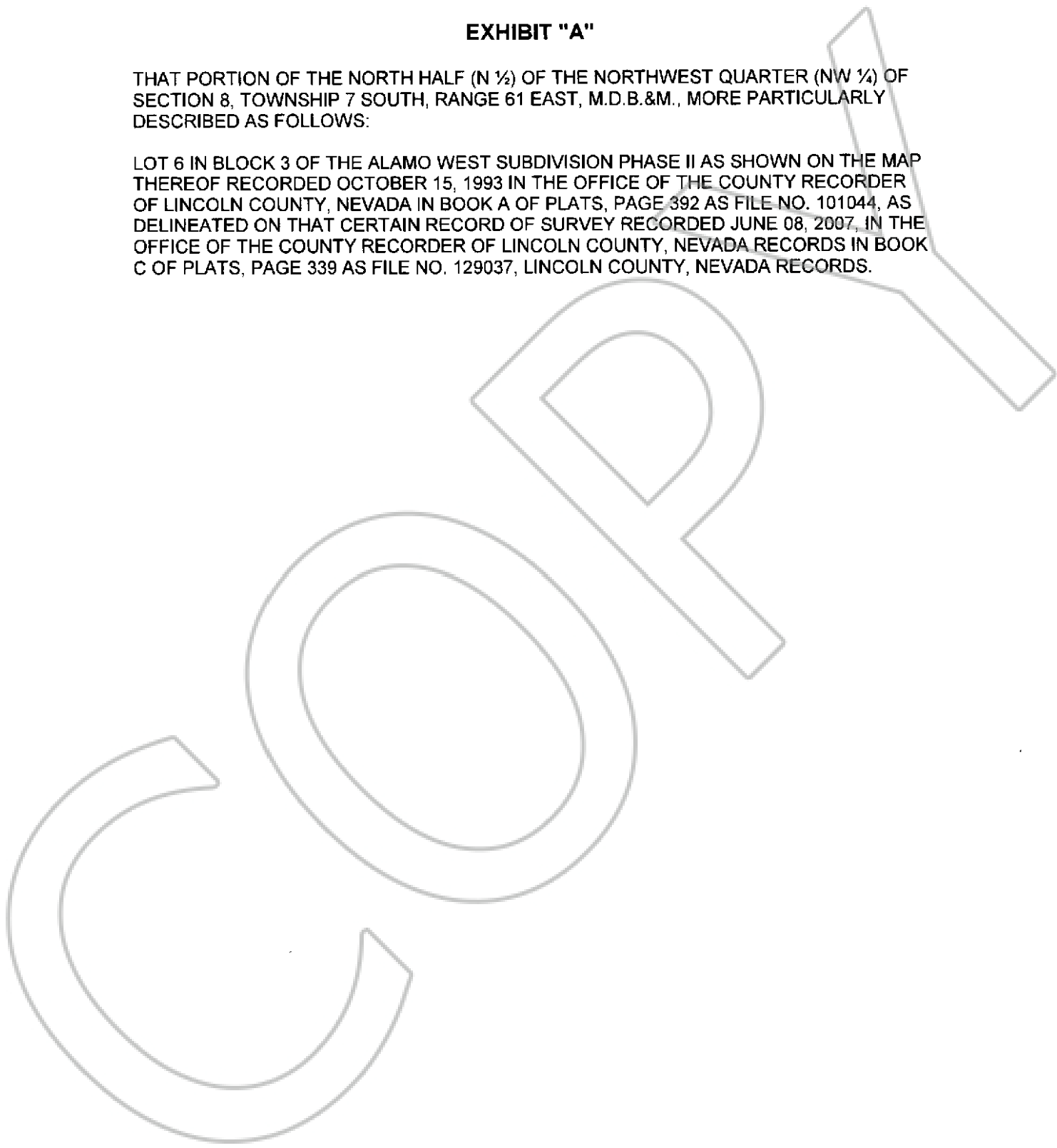
Grantee herein is prohibited from conveying captioned property for any sales price for a period of 30 days from the date of this deed. After this 30 day period, Grantee is further prohibited from conveying the property for a sales price greater than \$ 120,000.00 until 90 days from the date of this deed. These restrictions shall run with the land and are not personal to the Grantee.



EXHIBIT "A"

THAT PORTION OF THE NORTH HALF (N ½) OF THE NORTHWEST QUARTER (NW ¼) OF SECTION 8, TOWNSHIP 7 SOUTH, RANGE 61 EAST, M.D.B.&M., MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOT 6 IN BLOCK 3 OF THE ALAMO WEST SUBDIVISION PHASE II AS SHOWN ON THE MAP THEREOF RECORDED OCTOBER 15, 1993 IN THE OFFICE OF THE COUNTY RECORDER OF LINCOLN COUNTY, NEVADA IN BOOK A OF PLATS, PAGE 392 AS FILE NO. 101044, AS DELINEATED ON THAT CERTAIN RECORD OF SURVEY RECORDED JUNE 08, 2007, IN THE OFFICE OF THE COUNTY RECORDER OF LINCOLN COUNTY, NEVADA RECORDS IN BOOK C OF PLATS, PAGE 339 AS FILE NO. 129037, LINCOLN COUNTY, NEVADA RECORDS.



STATE OF NEVADA
DECLARATION OF VALUE

Recording requested by
DOCUMENT PROCESSING SOLUTIONS, INC.

1. Assessor Parcel No.(s)

- a) 004-164-05
- b) _____
- c) _____
- d) _____

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Page 1 of 1 Fee: \$41.00
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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) Cmm'l/Ind'l
- g) Agricultural
- h) Mobile Home
- i) Other: _____

FOR RECORDERS OFICIAL USE ONLY

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

3. Total Value/Sale Price of Property:

\$125,000.00

Deed in Lieu of Foreclosure Only (value of property)

(\$ _____)

Transfer Tax Value:

\$125,000.00

Real Property Transfer Tax Due:

\$487.50

4. If Exemption Claimed

- a. Transfer Tax Exemption, per NRS 375.090, Section: _____
- b. Explain Reason for Exemption: _____

5. Partial Interest: Percentage Being Transferred: 100.000%

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 the 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: _____

Capacity: Grantor

Signature _____

Capacity _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: James David Bienes

Print Name: Kenyon D Walch and Adelyn Lovell Walch

Address: 682 Bluff St

Address: 740 B Street

City/State/Zip: Alamo, NV 89001

City/State/Zip: Caliente, NV 89008

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

Title Services of Nevada, LLC dba NexTitle
2835 St. Rose Pkwy, Ste 130
Henderson, NV 89052

Escrow No.: NXNV-0247362
Escrow Officer: Kimberly Catello

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED