

**Official Record**

Recording requested By  
FIRST AMERICAN TITLE INSURANCE COM

**Lincoln County - NV**  
**Leslie Boucher - Recorder**

Fee: \$15.00 Page 1 of 2  
RPTT: \$510.90 Recorded By: AK  
Book- 313 Page- 0425

A.P. No. 001-046-09  
Escrow No. 116-2524134-dp/CJ  
R.P.T.T. \$510.90



**WHEN RECORDED RETURN TO:**

Laura Marie LeGrand and David Paul LeGrand  
1414 Hodges Avenue  
Las Vegas, NV 89123

**MAIL TAX STATEMENTS TO:**

Laura Marie LeGrand and David Paul LeGrand  
1414 Hodges Avenue  
Las Vegas, NV 89123

**GRANT, BARGAIN and SALE DEED**

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

Toni J. Ives, an unmarried woman

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

Laura Marie LeGrand and David Paul LeGrand, wife and husband as joint tenants with  
right of survivorship

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

**THE NORTH HALF (N 1/2) OF LOT TWENTY-THREE (23) IN THE HENRY H. LEES'S  
SUBDIVISION TO THE TOWN OF PIOCHE, LINCOLN COUNTY, NEVADA, ACCORDING  
TO THE MAP THEREOF RECORDED DECEMBER 18, 1908 IN THE OFFICE OF THE  
COUNTY RECORDER OF LINCOLN COUNTY AS FILE NO. 16737, IN BLOCK A OF PLATS,  
PAGE 33, LINCOLN COUNTY 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: 08/13/2017



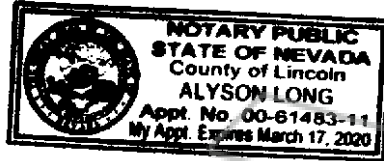
0152498

Book: 313  
Page: 426

08/17/2017  
Page: 2 of 2

Toni J. Ives  
Toni J. Ives

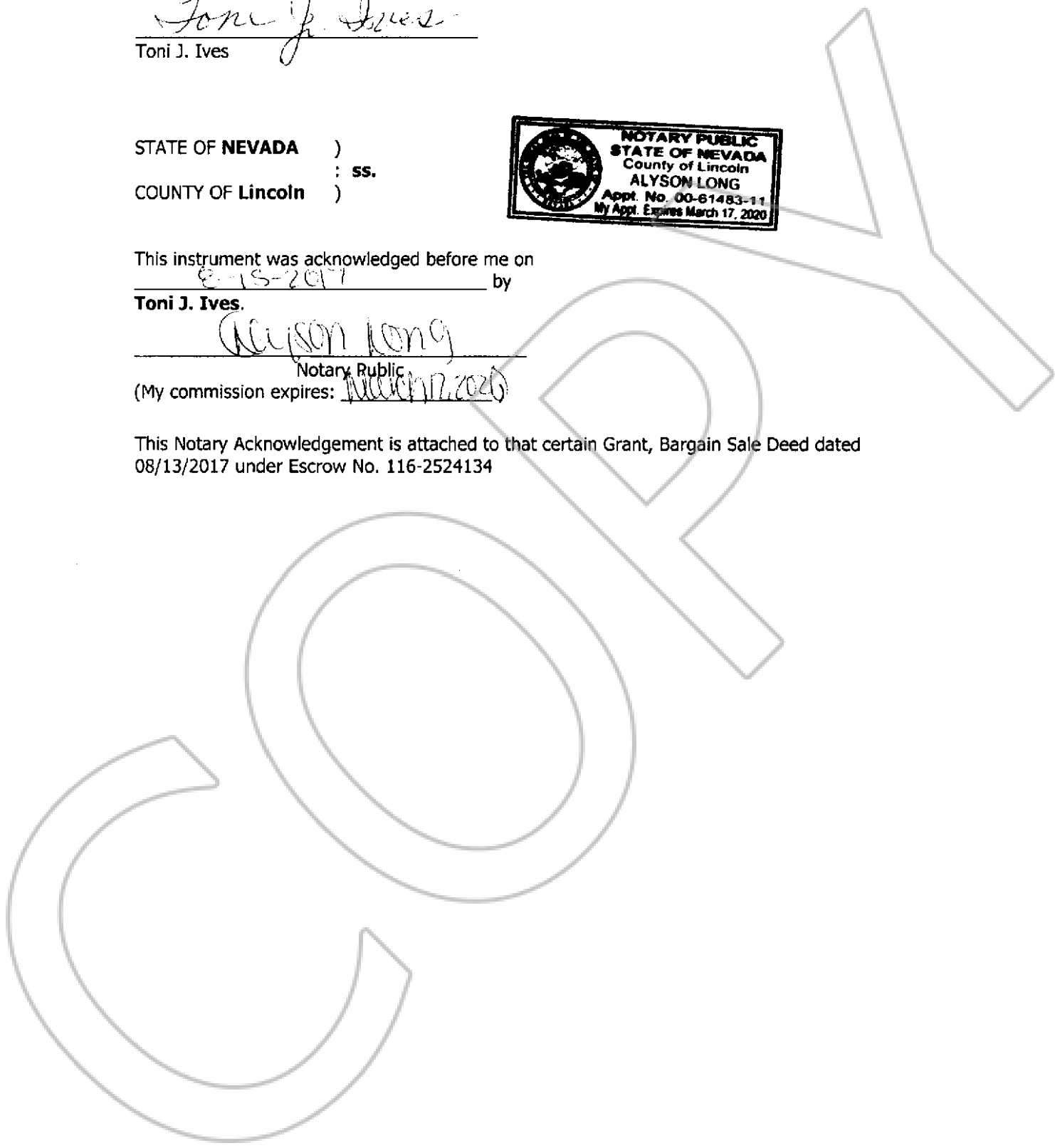
STATE OF NEVADA )  
                                  : SS.  
COUNTY OF Lincoln )



This instrument was acknowledged before me on  
8-15-2017 by  
**Toni J. Ives.**

Alyson Long  
Notary Public  
(My commission expires: March 17, 2020)

This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated 08/13/2017 under Escrow No. 116-2524134



STATE OF NEVADA  
DECLARATION OF VALUE

DOC # DV-152498

08/17/2017

03:02 PM

Official Record

1. Assessor Parcel Number(s)

- a) 001-046-09
- 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 \_\_\_\_\_

FOR R

Page 1 of 1 Fee: \$15.00  
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 Notes: \_\_\_\_\_

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

\$131,000.00

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

c) Transfer Tax Value:

\$131,000.00

d) Real Property Transfer Tax Due

\$510.90

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]  
Signature: \_\_\_\_\_

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

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

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

Print Name: Toni J. Ives  
Address: P.O. Box 655  
City: Pioche  
State: NV Zip: 89043

Print Name: David Paul LeGrand  
Address: 1414 Hodges Avenue  
City: Las Vegas  
State: NV Zip: 89123

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

First American Title Insurance  
Print Name: Company  
Address: 2500 Paseo Verde Parkway, Suite 120  
City: Henderson

File Number: 116-2524134 dp/ JB  
State: NV Zip: 89074

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