DOC # 0152668

09/29/2017

02:52 PM

Official F
Recording requested By
DAVID BRETT HARRISON

Record

Lincoln County - NV Leslie Boucher - Recorder

Fee: \$15.00

Page 1 of 2 Recorded By: AE

Book- 314 Page- 0263



PARCEL NO. 001-333-36

Return document and send tax statements to: BEARDEN WAYNE L SR & SHIRLEY SUE 215 DOGWOOD ST HENDERSON, NV 89015-5712

WARRANTY DEED

WARRANTY DEED, made this 13TH day of SEPTEMBER, 2017, by and between:

WAYNE L. BEARDEN SR. and SHIRLEY SUE BEARDEN, AKA SHIRLEY BEARDEN, a married couple as joint tenants

Whose address is: 215 DOGWOOD ST HENDERSON, NV 89015

("grantor(s)", and

WAYNE L. BEARDEN SR. and SHIRLEY SUE BEARDEN, Trustees of the WAYNE L. BEARDEN SR., and SHIRLEY SUE BEARDEN Revocable Living Trust dated SEPTEMBER 13TH, 2017,

The Grantee(s)

THE GRANTOR, for and in consideration of the sum of 15 DOLLARS:

The receipt and sufficiency of which is hereby Acknowledged and received, and for other good and valuable consideration, does hereby grant, bargain, sell and convey unto the grantee his/her heirs and assigns, the following described premises located in the County of LINCOLN, State of Nevada, described as follows

SECTION: 10 TOWNSHIP 01N RANGE 67E BASE MERIDIAN: MD

PARCEL 22 IN PLAT BOOK C PAGE 62

Also known as street number: 587 MOUNTAIN VIEW STREET, PIOCHE

TO HAVE AND TO HOLD the said premises, with its appurtenances unto the said Grantee his/her heirs and assigns forever. Grantors covenant with the Grantee that the Grantors are now seized in fee simple absolute of said premises; that the Grantors have full power to convey same; that the same is free from all encumbrances excepting those set forth above; that the Grantee shall enjoy the same without any lawful disturbance; that the Grantors will, on demand, execute and deliver to the Grantee, at the expense of the Grantors, any further assurance of the same that may be reasonably required, and, with the exceptions set forth above, that the Grantors warrant to the Grantee and will defend for him/her all the said premises against every person lawfully claiming all or any interest in the same, subject to real property taxes accrued by not yet due and payable and any other covenants, conditions, easements, rights of way, laws and restrictions of record.

IN WITNESS WHEREOF, the said parties have signed and sealed these presents the day and year first above written

Signed, sealed and delivered in the presence of:

Signature: Wayne & Blande Ir

Print name: WAYNE L. BEARDEN SR.

Capacity: **GRANTOR**

Signature: Sherry 5. Beardon

Print name: SHIRLEY SUE BEARDEN

Capacity: GRANTOR

STATE OF NEVADA

YSS.

COUNTY OF CLARK

This instrument was acknowledged before me and the 13TH day of SEPTEMBER, 2017, by WAYNE L. BEARDEN SR, and SHIRLEY SUE BEARDEN.

NOTARY PUBLIC

DAVID BRETT HARRISON

DAVID BRETT HARRISON Notary Public State of Nevada No. 16-3844-1 My Appt. Exp. September 8, 2020

STATE OF NEVADA DECLARATION OF VALUE

DOC # DV-152668

09/29/2017 02:52 PM
Official Record

Recording requested By DAVID BRETT HARRISON

1. Assessor Parcel Numbe	r(s)		DHAID BEELL HHEKIZON
a. 00 - 333-36		Lincoln County - NV	
b.			Leslie Boucher – Recorder
с.			Page 1 of 1 Fee: \$15,00
d.			Recorded By: AE RPTT:
2. Type of Property:			Book- 314 Page- 0263
a. Vacant Land b	Single Fam. Res.	FOR RECORDS	ERS OPTIONAL USE ONLY
c. Condo/Twnhse d		Book	Page:
	f. Comm'l/Ind'l	Date of Recording	
g. Agricultural	\boldsymbol{H}	Notes: Trans	Fallin
Other	Woone Home	ivoles. (1 C35)	1 at The and
3.a. Total Value/Sales Price	of Property	\$ 0.00	
b. Deed in Lieu of Forecle			
c. Transfer Tax Value:	, , , , , , , , , , , , , , , , , , ,	\$ 0.00	
d. Real Property Transfer	Tax Due	\$ 0.00	
		<	
4. If Exemption Claimed:	\		
a. Transfer Tax Exemp	ption per NRS 375.090, 5	Section 7	/ /
b. Explain Reason for	Exemption: TRANSFER	WITHOUT CONSID	ERATION
	TO OR FRO	DM A TRUST	
5. Partial Interest: Percent	tage being transferred: 10	0 %	/
The undersigned declares a	nd acknowledges, under	penalty of perjury, pu	rsuant 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 do	ocumentation if called up	on to substantiate the	information provided herein.
Furthermore, the parties agi	ree that disallowance of a	ny claimed exemptio	n, or other determination of
additional tax due, may resu	alt in a penalty of 10% of	the tax due plus inte	rest at 1% per month. Pursuant
to NRS 375.030, the Buyer	and Seller shall be jointly	y and severally liable	for any additional amount owed.
_ \	000	\ \	
Signature <u>Wayne</u> Signature <u>Shiroe</u>	L Blanden Si	Capacity: GRAI	NTOR
	\sim 0 \sim 0	1 1	
Signature Sturley	5. Elerales	Capacity: GRAI	NTOR
<u>SELLER (GRANTOR) IN</u>	NFORMATION	BUYER (GRAI	NTEE) INFORMATION
(REQUIRE			EQUIRED)
Print Name: WMM L. Bla	den Sr. and Shurley Bea		agre 1. Beardy Strand Shirlet Sw Beardon Keyovable
Address: 215 Dogwood	<u> </u>	Address: 2/5	Dog wood St
City: Henderson		City: Hender	<u> </u>
State: $\bigvee\bigvee$ 2	Cip: 8/1015	State: WV	Zip: 89015
COMP. I WINDOWS S.			
COMPANY/PERSON RE			ot seller or buyer)
Print Name: DAVID BRETT		Escrow #	
Address:800 N RAINBOW	BLVD STE#208-14	C	7' 00407
City: LAS VEGAS		State:NV	Zip: 89107