

APN 005-251-19

APN 005-251-24

APN _____



0153509

GRANT, BARGAIN SALE DEED

Title of Document

Affirmation Statement

X _____ I, the undersigned hereby affirm that the attached document, including any exhibits, hereby submitted for recording **does not contain** the social security number, driver's license or identification card number, or any "Personal Information" (as defined by NRS 603A.040) of any person or persons. (Per NRS 239B.030)

_____ I, the undersigned hereby affirm that the attached document, including any exhibits, hereby submitted for recording **does contain** the social security number, driver's license or identification card number, or any "Personal Information" (as defined by NRS 603A.040) of a person or persons as required by law: NRS 111.365 Certificate of Death attached to Affidavit of Death. (State specific law)


Signature

Attorney for Donald M. Abley

Title

Edward J. Hanigan
Print

1/10/2018

Date

Grantees address and mail tax statement:

Donald M. Abley
9716 Trail Rider Dr.
Las Vegas, NV 89117



APN: 005-251-19 and 005-251-24

**REQUESTED BY & WHEN
RECORDED RETURN TO:**

Edward J. Hanigan, Esq.
2850 W. Horizon Ridge Pkwy., Ste. 200
Henderson, Nevada 89052

MAIL TAX STATEMENTS TO:

Donald M. Abley
9716 Trail Rider Dr.
Las Vegas, Nevada 89117

GRANT, BARGAIN, SALE DEED

Donald M. Abley does hereby grant, bargain, sell and convey to Donald M. Abley as Trustee of the Donald M. Abley Trust, all those certain real properties situated in the County of Lincoln, State of Nevada, described as follows:

SEE EXHIBIT "A" ATTACHED

GRANTEE'S ADDRESS: 9716 Trail Rider Dr., Las Vegas, Nevada 89117.

Together with all and singular the tenements, hereditaments, and appurtenances thereunto belonging or in anywise appertaining.

- Subject to: 1. Taxes for the current fiscal year.
- 2. Reservations, restrictions and conditions, if any; rights of way and easements either of record or actually existing on said premises.

WITNESS my hand this 19 day of January, 2018.

Donald M. Abley

State of Nevada
County of Clark

This instrument was acknowledged before me on this 9th day of January, 2018, by Donald M. Abley.



Notary Public
My commission expires: 7/3/2020

**EXHIBIT "A"**

LEGAL DESCRIPTIONS

APN: 005-251-19

PARCEL 1C OF SUBSEQUENT PARCEL MAP DIVIDING PARCEL ONE, PLAT BOOK B, PAGE 363, LINCOLN COUNTY, NV RECORDS FOR RICHARD MOSER AND ALLISON NEWLON RECORDED NOVEMBER 3, 2003, IN PLAT BOOK C, PAGE 12 AS FILE NO. 121195, LYING WITHIN THE NORTHEAST QUARTER (NE ¼) SOUTHEAST QUARTER (SE ¼) OF SECTION 25, TOWNSHIP 5 NORTH, RANGE 65 EAST, M.D.B.& M., LINCOLN COUNTY, NEVADA.

NOTE: THE ABOVE LEGAL DESCRIPTION APPEARED PREVIOUSLY IN THAT CERTAIN DOCUMENT RECORDED MARCH 29, 2005 AS INSTRUMENT NO. 124143.

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THAT PORTION OF THE NORTHEAST QUARTER (NE ¼) OF THE SOUTHEAST QUARTER (SE ¼) OF SECTION 25 TOWNSHIP 5 NORTH, RANGE 65 EAST, M.D.B.& M., LINCOLN COUNTY, NEVADA, DESCRIBED AS FOLLOWS:

PARCEL 1D OF SUBSEQUENT PARCEL MAP DIVIDING PARCEL ONE, PLAT BOOK B, PAGE 363, FOR RICHARD MOSER AND ALLISON NEWLON, AS SHOWN UPON MAP THEREOF RECORDED NOVEMBER 3, 2003 AS FILE 121196 IN PLAT BOOK C, PAGE 13.

NOTE: THE ABOVE LEGAL DESCRIPTION APPEARED PREVIOUSLY IN THAT CERTAIN DOCUMENT RECORDED SEPTEMBER 7, 2004 AS INSTRUMENT NO. 123010.

STATE OF NEVADA
DECLARATION OF VALUE FORM

Recording requested By
EDWARD J HANIGAN-ATTORNEY AT LAW

Lincoln County - NV
Leslie Boucher - Recorder

Page 1 of 1 Fee: \$35.00
Recorded By: AK RPTT:
Book- 316 Page- 0537

- 1. Assessor Parcel Number:
 - a. 005-251-19
 - b. 005-251-24
 - c. _____

- 2. Type of Property:
 - a. Vacant Land
 - b. Single Fam. Res.
 - c. Condo/Townhouse
 - d. 2-4 Plex
 - e. Apt. Bldg
 - f. Comm'l/Ind'l
 - g. Agricultural
 - h. Mobile Home
 - Other _____

FOR RECORDER'S OPTIONAL USE ONLY

Book: _____ Page: _____
Date of Recording: _____
Notes: Trust on File AK

- 3. a. Total Value/Sales Price of Property \$ _____
- b. Deed in Lieu of Foreclosure Only (value of property) (_____)
- c. Transfer Tax Value: \$ _____
- d. Real Property Transfer Tax Due \$ _____

4. If Exemption Claimed:

- a. Transfer Tax Exemption per NRS 375.090, Section 7
- b. Explain Reason for Exemption: Transfer to trust without consideration.

- 5. Partial Interest: Percentage being transferred: _____ %

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: Donald M. Abley Capacity _____ Grantor

Signature: Donald M. Abley Capacity _____ Grantee

SELLER (GRANTOR) INFORMATION

Print Name: Donald M. Abley
Address: 9716 Trail Rider Dr.
City: Las Vegas
State: Nevada Zip: 89117

BUYER (GRANTEE) INFORMATION

Print Name: Donald M. Abley, Trustee of the Donald M. Abley Trust
Address: 9716 Trail Rider Dr.
City: Las Vegas
State: Nevada Zip: 89117

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

Print Name: Edward J. Hanigan, Esq. Escrow #: n/a
Address: 2850 W. Horizon Ridge Pkwy., Ste. 200
City: Henderson State: Nevada Zip: 89052