



0153598

THIS DOCUMENT PREPARED BY:

AND WHEN RECORDED MAIL
THIS DEED AND MAIL TAX
STATEMENTS TO:

ROBERT A. BENTZ
TERESA M. BENTZ
THOMAS V. BENTZ
7801 HOMESTEAD RD. UNIT 1
PAHRUMP, NV 89061

Above this line reserved for Official Use Only

Assessor's Parcel No. = 001 052 03

GRANT DEED

DOCUMENTARY TRANSFER TAX \$ 11.70

- Computed on full value of property conveyed, or
- Computed on full value less liens and encumbrances remaining at time of sale.

Candice Armstrong
Candice Armstrong

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS (\$10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, Jetta Financial, LLC, a Limited Liability Company organized under the laws of the state of Nevada, hereinafter referred to as "Grantor", do hereby grant, bargain, sell, and convey unto ROBERT A. BENTZ, TERESA M. BENTZ AND THOMAS V. BENTZ, as Joint Tenants, hereinafter "Grantee", the following lands and property, together with all improvements located thereon, lying in the County of Lincoln, State of Nevada, to-wit:

SEE DESCRIPTION ATTACHED "EXHIBIT A"

LESS AND EXCEPT all oil, gas and minerals, on and under the above described property owned by Grantor, if any, which are reserved by Grantor.

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

TO HAVE AND TO HOLD 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.

GRANTORS do for Grantor and Grantor's heirs, personal representatives, executors and assigns forever hereby covenant with GRANTEE that Grantor is lawfully seized in fee simple of said premises; that premises are free from al encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the said lands against all claims whatever.



WITNESS Grantor(s) hand(s) this the 31st day of October, 2017.

Grantor
S. Seal, as agent, Jetta Financial, LLC

STATE OF Washington
COUNTY OF Clark

This instrument was acknowledged before me on 10-31-17 (date) by
S. Seal, as agent, Jetta Financial, LLC

NOTARY PUBLIC
STATE OF WASHINGTON
CANDICE ARMSTRONG
MY COMMISSION EXPIRES
JANUARY 15, 2020

Candice Armstrong
Notary Public

Printed Name: Candice Armstrong

(Seal)

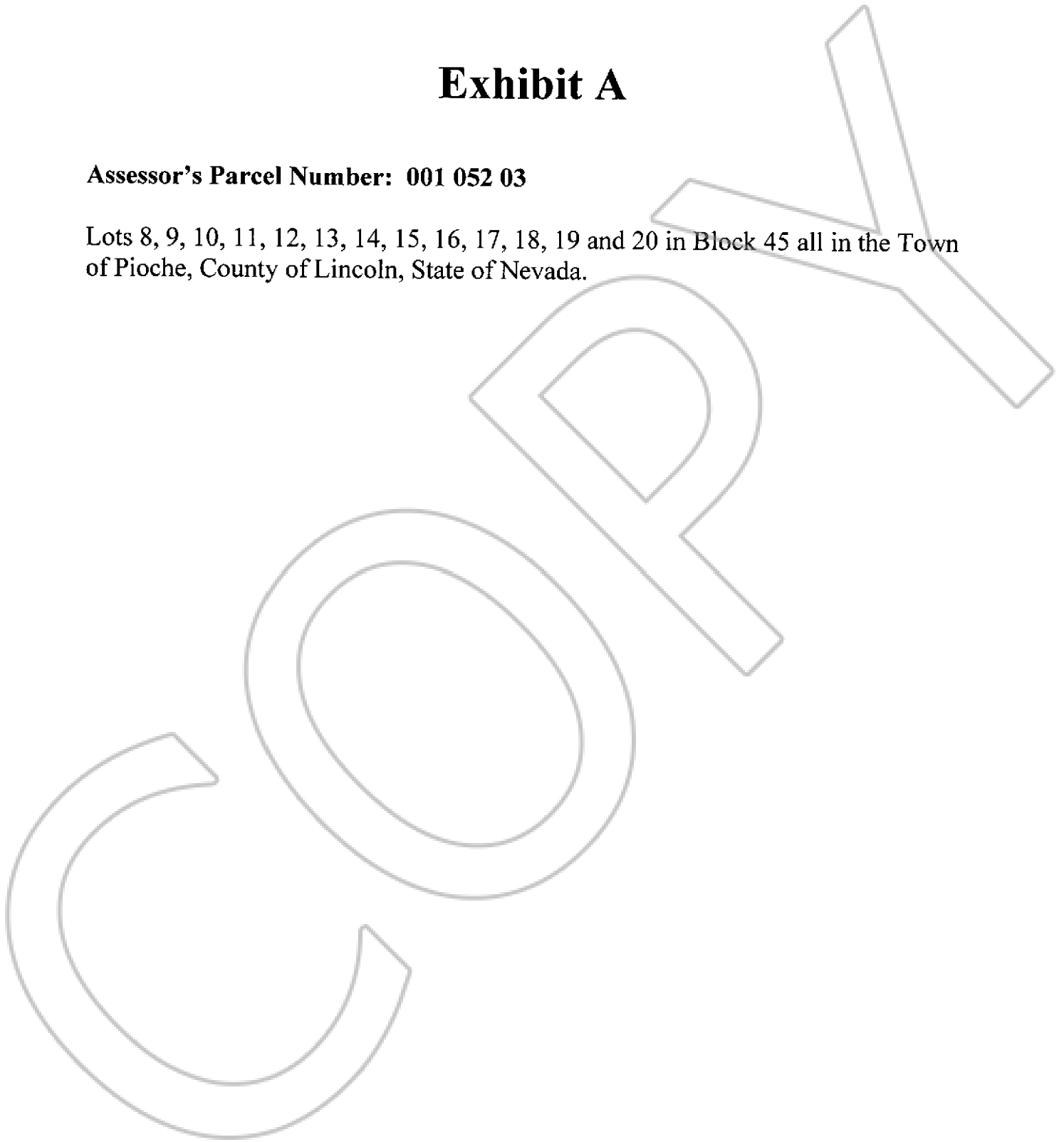
My Commission Expires: 1-15-20



Exhibit A

Assessor's Parcel Number: 001 052 03

Lots 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19 and 20 in Block 45 all in the Town of Pioche, County of Lincoln, State of Nevada.



Recording requested By
CANDICE ARMSTRONG

Lincoln County - NV
Leslie Boucher - Recorder

Page 1 of 2 Fee: \$35.00
Recorded By: AK RPTT: \$11.70
Book- 316 Page- 0632

STATE OF NEVADA
DECLARATION OF VALUE FORM

1. Assessor Parcel Number(s)
a) 001-052-03
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
 Other _____

FOR RECORDER'S OPTIONAL USE ONLY
Book: _____ Page: _____
Date of Recording: _____
Notes: _____

3. Total Value/Sales Price of Property \$ 28601.25
Deed in Lieu of Foreclosure Only (value of property) (_____)
Transfer Tax Value: \$ 28601.25
Real Property Transfer Tax Due \$ 1170

4. **If Exemption Claimed:**
a. Transfer Tax Exemption per NRS 375.090, Section _____
b. Explain Reason for Exemption: _____

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 Candice Armstrong Capacity AS agent, grantor
Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION (REQUIRED)
Print Name: Jetta Financial LLC
Address: 2550 E Desert Inn Rd #488
City: Las Vegas
State: NV Zip: 89121

BUYER (GRANTEE) INFORMATION (REQUIRED)
Print Name: Robert A. Bentz, Teresa M. Bentz, Thomas V. Bentz
Address: 7901 Homestead Rd #1
City: Pahrump
State: NV Zip: 89061

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)
Print Name: Candice Armstrong Escrow #: _____
Address: PO Box 872590
City: Vancouver, WA 98687 State: WA Zip: 98687



**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)

- a) 001-052-03
- b) _____
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- g) Agricultural
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- Other _____

FOR RECORDER'S OPTIONAL USE ONLY
 Book: _____ Page: _____
 Date of Recording: _____
 Notes: _____

3. Total Value/Sales Price of Property

Deed in Lieu of Foreclosure Only (value of property) \$ 2861.25
 Transfer Tax Value: _____
 Real Property Transfer Tax Due \$ 2861.25
 \$ 11.70

4. If Exemption Claimed:

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

5. Partial Interest: Percentage being transferred: _____ %

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Signature Cardie Armstrong Capacity AS agent, grantor
 Signature _____ Capacity _____

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(REQUIRED)

Print Name: Jetta Financial, LLC
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