

LINCOLN COUNTY, NV

2018-154075

\$659.00

RPTT:\$624.00 Rec:\$35.00 04/04/2018 04:04 PM

FIRST AMERICAN TITLE PASEO VERDE Pgs=4 LB

OFFICIAL RECORD

LESLIE BOUCHER, RECORDER

APN: 002-143-06

Affix R.P.T.T. \$624.00

RECORDING REQUESTED BY:

FIDELITY NATIONAL TITLE

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

KENNEN LEE

KELSEY LEE

P.O. BOX 534

PANACA, NV 89042

ESCROW NO: 00075691-007-JM

2538258

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That

Robert C. Phillips and Rochelle R. Phillips, husband and wife

FOR A VALUABLE CONSIDERATION, the receipt of which is hereby acknowledged, do hereby
Grant, Bargain Sell and convey to

Kennen Lee and Kelsey Lee, Husband and Wife as Joint Tenants

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

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

- Subject to:
1. Taxes for the current fiscal year, paid current.
 2. Conditions, covenants, restrictions, reservations, rights, rights of way and easements now of record, if any.

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

Witness my/our hand(s) this 2 day of April, 2018.

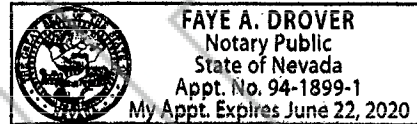
Robert C. Phillips
Robert C. Phillips

Rochelle R. Phillips
Rochelle R. Phillips

STATE OF NEVADA
COUNTY OF CLARK

} ss:

On this APRIL 2, 2018
appeared before me, a Notary Public,
ROBERT C. PHILLIPS
ROCHELLE R. PHILLIPS
personally known or proven to me to
be the person(s) whose name(s) is/are
subscribed to the above instrument,
who acknowledged that he/she/they
executed the instrument for the
purposes therein contained.



Faye A. Drover
Notary Public Faye A. Drover

My commission expires: 6-22-20

**NOTARY JURAT FOR GRANT, BARGAIN, SALE DEED
FOR ESCROW NO.: 00075691-007JM**

Escrow No. 00075691 - 007 - JM
Grant, Bargain, Sale Deed....Continued

EXHIBIT A



EXHIBIT 'A'

PART OF LOT 2, BLOCK 15, IN THE TOWN OF PANACA, AS SHOWN UPON MAP THEREOF, RECORDED IN THE RECORDER'S OFFICE, LINCOLN COUNTY, NEVADA DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 80 FEET WEST OF THE NORTHEAST CORNER OF SAID LOT 2; THENCE AT RIGHT ANGLES SOUTH 70 FEET; THENCE AT RIGHT ANGLES WEST 10 FEET; THENCE AT RIGHT ANGLES SOUTH 65 FEET; THENCE AT RIGHT ANGLES WEST 100 FEET; THENCE AT RIGHT ANGLES NORTH 135 FEET TO THE SOUTH SIDE OF "F" STREET; THENCE EAST ALONG THE SOUTH SIDE OF SAID "F" STREET 110 FEET TO THE POINT OF BEGINNING.

NOTE: THE ABOVE METES AND BOUNDS DESCRIPTION APPEARED PREVIOUSLY IN THAT CERTAIN DOCUMENT RECORDED FEBRUARY 22, 2017 IN BOOK 309, PAGE 245, AS INSTRUMENT NO. 150953.

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
- a) 002-143-06
- 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
- i) Other _____

FOR RECORDER'S OPTIONAL USE ONLY	
Document/Instrument #	_____
Book: _____	Page: _____
Date of Recording:	_____
Notes:	_____

3. Total Value/Sales Price of Property: \$160,000.00

Deed in Lieu of Foreclosure Only (value of property): (0.00)

Transfer Tax Value: \$160,000.00

Real Property Transfer Tax Due: \$624.00

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 Seller/(Grantor)/Buyer (Grantee), 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 *Robert C. Phillips* Capacity Grantor

Signature _____ Capacity Grantee

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name Robert C. Phillips and Rochelle R. Phillips

Address: P.O. Box 462

City, St., Zip: Panaca, NV 89042

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Kennen Lee and Kelsey Lee

Address: P.O. Box 534

City, St., Zip: Panaca, NV 89042

COMPANY REQUESTING RECORDING

Print Name: Fidelity National Title Agency of Nevada, Inc.

Address: 736 W. Pioneer Blvd., Suite 101

City/State/Zip: Mesquite, NV 89027

Escrow #: 00075691-007

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED

*ClO Fatico
2500 Paseo Verde #120 Henderson NV
89074*