

Pertaining to the sale of 013-030-09 Lincoln County, NV

WHEN RECORDED MAIL TO

William Albert Callahan
5155 Itasca Ln.
Las Vegas, NV 89122

LINCOLN COUNTY, NV	2018-154900
\$66.20	
RPTT:\$31.20 Rec:\$35.00	06/29/2018 03:30 PM
WILD WEST LAND COMPANY LLC	Pgs=2 AE
OFFICIAL RECORD	
LESLIE BOUCHER, RECORDER	

WARRANTY DEED

THE GRANTOR(S), Wild West Land Company LLC, a Nevada Limited Liability Company with a mailing address of 848 N. Rainbow Blvd. Unit 8155, Las Vegas, NV 89107, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration, hereby grants, bargains, sells, conveys and warranties to the GRANTEE(S): William Albert Callahan a divorced man, the following described real estate situated in the County of Lincoln, State of NV:

Parcel ID Recorder: Legal Description

APN:

Legal Description:

013-030-09

The Southeast Quarter (SE4) of Northwest Quarter (NW4) of the Southwest Quarter (SW4) of the Northwest Quarter (NW4) of Section 2, Township 3 South, Range 67 East, Lincoln County, Nevada, also known as Parcel 013-030-09

SUBJECT TO: Current taxes, liens, assessments, encumbrances, covenants, conditions, restrictions, rights of way and easements of record, if any.

The the Grantor hereby covenants with the Grantee(s) that Grantor is lawfully seized in fee simple of the above granted premises and has good right to sell and convey the same; and the Grantor, his heirs, executors and administrators shall warrant and defend the title unto the Grantee, his heirs and assigns against all lawful claims whatsoever.

TO HAVE AND TO HOLD said premises, together with the appurtenances, unto said Grantee(s) and his/her heirs and assigns forever.

Pertaining to the sale of 013-030-09 Lincoln County, NV

IN WITNESS WHEREOF, the Grantor has caused this conveyance to be executed on this the 29th day of June, 2018

WILD WEST LAND COMPANY, LLC

BY: Christopher A. Gibson

CHRISTOPHER A. GIBSON
on behalf of Wild West Land Company LLC as a Managing Member.
848 N. Rainbow Blvd Unit 8155
Las Vegas, NV 89107

Acknowledgment of Individual

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

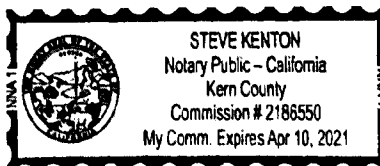
STATE OF California

COUNTY OF Kern

The foregoing instrument was acknowledged before me on this 29th day of June, 2018 by Christopher A. Gibson, a managing member, on behalf of Wild West Land Company, LLC, a Nevada Limited Liability Company.

[Signature]

Notary Public



Printed Name: Steve Kenton

My Commission Expires: 4-10-21

Commission # 2186550

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a. 013-030-09 _____
- b. _____
- c. _____
- d. _____

1. 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 RECORDERS OPTIONAL USE ONLY	
Book _____	Page: _____
Date of Recording: _____	
Notes: _____	

- 3.a. Total Value/Sales Price of Property \$ 8000
- b. Deed in Lieu of Foreclosure Only (value of property (_____)
- c. Transfer Tax Value: \$ 8000
- d. Real Property Transfer Tax Due \$ 31.20

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 Chris Gibson Capacity: Seller

Signature _____ Capacity: _____

SELLER (GRANTOR) INFORMATION

(REQUIRED)

Print Name: Wild West Land Company LLC
 Address: 848 N. Rainbow Blvd. Unit 8155
 City: Las Vegas
 State: NV Zip: 89107

BUYER (GRANTEE) INFORMATION

(REQUIRED)

Print Name: William Albert Callahan
 Address: 5155 Itasca Ln.
 City: Las Vegas
 State: NV Zip: 89122

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

Print Name: _____
 Address: _____
 City: _____

Escrow # _____
 State: _____ Zip: _____