

LINCOLN COUNTY, NV

2018-154907

\$113.00

RPTT:\$78.00 Rec:\$35.00

07/02/2018 01:10 PM

FIRST AMERICAN TITLE PASEO VERDE

Pgs=4 AE

OFFICIAL RECORD

LESLIE BOUCHER, RECORDER

APN: 004-162-07
Escrow No: 18004659-204-SBS
Title No: 9015-2533449
R.P.T.T: \$ 78.00

Recording Requested By: Stewart Title Company
Mail Tax Statements To: *Same as below*
When Recorded Mail To:
RUSSELL CHAPIN
3660 BUOLDER HIGHWAY #555
LAS VEGAS, NV 89121

2533449

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That for valuable consideration, the receipt of which is hereby acknowledged, Clifford C. Baker and Rosanna Baker, husband and wife, who acquird title as Clifford Clayton Baker and Rosanna Maria Baker

does hereby Grant, Bargain, Sell and Convey to Russell Chapin, an unmarried man

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

For Legal Description, See Attached Exhibit "A", attached hereto and made a part hereof.

SUBJECT TO:

1. Taxes for fiscal year;
2. Reservations, restrictions, conditions, rights, rights of way and easements, if any of record on said premises.

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and any reversions, remainders, rents, issues or profits thereof.

See page 2 for signature of Grantor(s) and Notary Acknowledgment

Clifford C. Baker Rosanna Baker

Clifford C. Baker

Rosanna Baker

State of _____

}
} ss
}

County of _____

This instrument was acknowledged before me on _____ Day of June 2018

by: Clifford C. Baker and Rosanna Baker

Signature: _____

Notary Public

see attached acknowledgment

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

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 Riverside

On June 28th, 2018 before me, Rebecca Evelyn Andrews, Notary Public
Date Here Insert Name and Title of the Office

personally appeared Clifford C Baker & Rosanna Baker
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



Place Notary Seal and/or Stamp Above

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature [Handwritten Signature]
Signature of Notary Public

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Grant, Bargain, Sale Deed

Document Date: 06/28/18 Number of Pages: 1

Signer(s) Other Than Named Above: _____

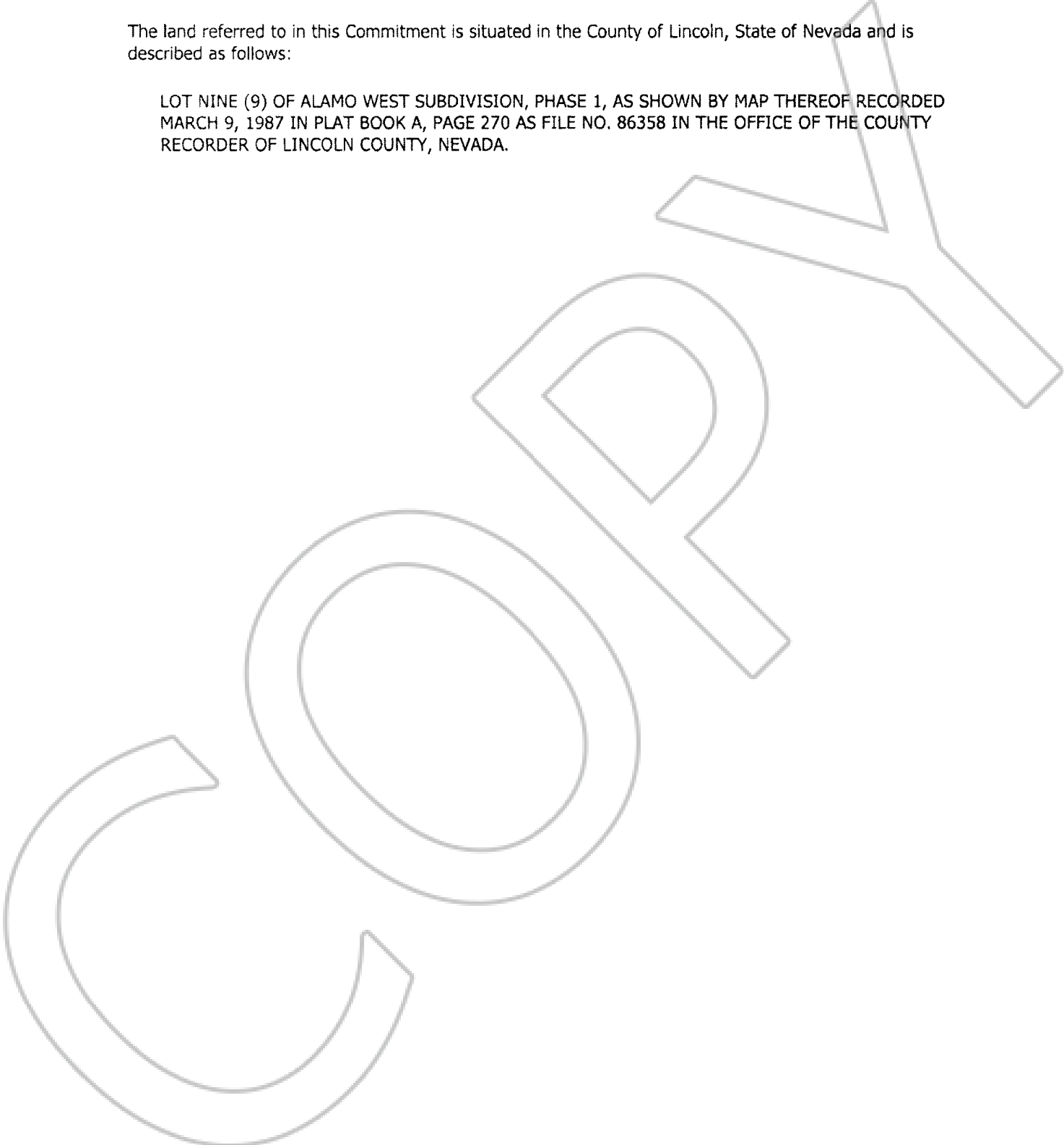
Capacity(ies) Claimed by Signer(s)

Signer's Name: _____	Signer's Name: _____
<input type="checkbox"/> Corporate Officer – Title(s): _____	<input type="checkbox"/> Corporate Officer – Title(s): _____
<input type="checkbox"/> Partner – <input type="checkbox"/> Limited <input type="checkbox"/> General	<input type="checkbox"/> Partner – <input type="checkbox"/> Limited <input type="checkbox"/> General
<input type="checkbox"/> Individual <input type="checkbox"/> Attorney in Fact	<input type="checkbox"/> Individual <input type="checkbox"/> Attorney in Fact
<input type="checkbox"/> Trustee <input type="checkbox"/> Guardian of Conservator	<input type="checkbox"/> Trustee <input type="checkbox"/> Guardian of Conservator
<input type="checkbox"/> Other: _____	<input type="checkbox"/> Other: _____
Signer is Representing: _____	Signer is Representing: _____

EXHIBIT "A"

The land referred to in this Commitment is situated in the County of Lincoln, State of Nevada and is described as follows:

LOT NINE (9) OF ALAMO WEST SUBDIVISION, PHASE 1, AS SHOWN BY MAP THEREOF RECORDED MARCH 9, 1987 IN PLAT BOOK A, PAGE 270 AS FILE NO. 86358 IN THE OFFICE OF THE COUNTY RECORDER OF LINCOLN COUNTY, NEVADA.



**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)

a) 004-162-07
 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 RECORDERS OPTIONAL USE ONLY	
Book _____	Page _____
Date of Recording: _____	
Notes: _____	

3. Total Value/Sales Price of Property:

\$20,000.00
 Deed in Lieu of Foreclosure Only (value of property) \$ _____
 Transfer Tax Value \$20,000.00
 Real Property Transfer Tax Due: \$ 78-

4. If Exemption Claimed

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

5. Partial Interest: Percentage being transferred: 100 %

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 Rosanna Baker Capacity: Grantor
 Signature _____ Capacity: Grantee

**(GRANTOR) INFORMATION
(REQUIRED)**

Print Name: Clifford C. Baker, Rosanna Baker
 Address: Clifford Clayton Baker + Rosanna Maria Baker
365 QUANDT Ranch Rd
SAN JACINTO, CA 92583

**(GRANTEE) INFORMATION
(REQUIRED)**

Print Name: Russell Chapin
 Address: 3660 Boulder Hwy #55
Las Vegas NV 89131

COMPANY/PERSON REQUESTING RECORDING (Required if not the Seller or Buyer)

Print Name: First American Title Escrow #: 18004659-SBS
 Address: 2500 Paseo Verde Pkwy #120 Title # _____
 City, State, ZIP Code: Henderson NV 89074 9015-2533449

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED