

A.P.N.: 013-160-07 and 013-160-08 and 013-160-09 and 013-160-10
File No: 13896-2549613 (JL)
R.P.T.T.: \$253.50

LINCOLN COUNTY, NV
\$288.50
RPTT:\$253.50 Rec:\$35.00
FA NV NTC MAIN
OFFICIAL RECORD
LESLIE BOUCHER, RECORDER

2018-155107
08/24/2018 01:10 PM
Pgs=3 AK

When Recorded Mail To: Mail Tax Statements To:
Amber Lee Rails
6477 Moonriver St.
Eastvale, CA 91752

GRANT, BARGAIN and SALE DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

YARG, LLC.

do(es) hereby *GRANT, BARGAIN and SELL* to

Amber Lee Rails, a married woman as her sole and separate property

the real property situate in the County of Lincoln, State of Nevada, described as follows:

THAT PORTION OF THE EAST HALF (E 1/2) OF SOUTHWEST QUARTER (SW 1/4) OF THE NORTHWEST (NW 1/4) OF SECTION 11, TOWNSHIP 3 SOUTH, RANGE 67 EAST, MOUNT DIABLO BASE AND MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCELS 2, 3 AND 4 OF THAT CERTAIN PARCEL MAP RECORDED OCTOBER 04, 1990 IN THE OFFICE OF THE COUNTY RECORDER OF LINCOLN COUNTY, NEVADA, IN BOOK A OF PLATS, PAGE 323 AS FILE NO. 95134, LINCOLN COUNTY, NEVADA RECORDS.

(AFFECTS APN NOS. 013-160-07, 013-160-08 AND 013-160-09)

THAT PORTION OF THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 11, TOWNSHIP 3 SOUTH, RANGE 67 EAST, M.D.B.&M., AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THAT PORTION OF LAND SITUATED EAST OF THE U.S. HIGHWAY NO. 93 AND WEST OF PARCELS 1-4 OF THAT CERTAIN PARCEL MAP RECORDED OCTOBER 4, 1990 IN THE OFFICE OF THE COUNTY RECORDER OF LINCOLN COUNTY, NEVADA, IN BOOK A OF PLATS, PAGE 323 AS FILE NO. 095134, LINCOLN COUNTY, NEVADA RECORDS.

(AFFECTS APN NO. 013-160-10)

Subject to

1. All general and special taxes for the current fiscal year.
2. Covenants, Conditions, Restrictions, Reservations, Rights, Rights of Way and Easements now of record.

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.

Date: 08/23/2018

COPY

Yarg, LLC

By: Jeanne Hosmer
Name: Jeanne Hosmer
Title: Manager

Name: Jeanne Hosmer
Title: Manager

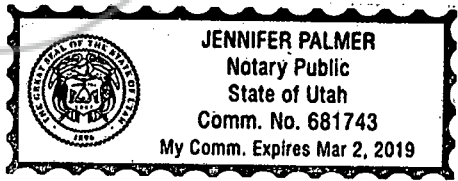
STATE OF Utah)
~~NEVADA~~)
COUNTY OF Washington)
~~CLARK~~)
: ss.

This instrument was acknowledged before me on August 23, 2018 by
Yarg, LLC.

Jennifer Palmer
Notary Public Jennifer Palmer
(My commission expires: 3-2-2019)

This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated
8-23-18 under Escrow No. **13896-2549613**.

Jennifer Palmer
Notary Public
State of Utah
Comm. No. 681743
My Comm. Expires Mar 2, 2019



**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 013-160-07
- b) 013-160-08
- c) 013-160-09
- d) 013-160-10

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	
Book _____	Page: _____
Date of Recording: _____	
Notes: _____	

- 3. a) Total Value/Sales Price of Property: \$65,000.00
- b) Deed in Lieu of Foreclosure Only (value of property) (\$ _____)
- c) Transfer Tax Value: \$65,000.00
- d) Real Property Transfer Tax Due \$253.50

4. **If Exemption Claimed:**

- a. Transfer Tax Exemption, per 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: X Jeanne Voomer
Signature: _____

Capacity: Grantor
Capacity: Grantee

**SELLER (GRANTOR) INFORMATION
(REQUIRED)**

**BUYER (GRANTEE) INFORMATION
(REQUIRED)**

Print Name: Yarg, LLC
Address: 409 N. Country Ln. #25
City: St. George
State: UT Zip: 84770

Print Name: Amber Lee Rails
Address: 6477 Moonriver St.
City: Eastvale
State: CA Zip: 91752

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

Print Name: FA NV NTC Main
Address: 10000 W. Charleston Blvd, Suite 180
City: Las Vegas

File Number: 13896-2549613 JL/ ja
State: NV Zip: 89135

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)