

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.: \$EXEMPT #5

LINCOLN COUNTY, NV
\$35.00
RPTT:\$0.00 Rec:\$35.00
FA NV NTC MAIN
OFFICIAL RECORD
LESLIE BOUCHER, RECORDER
2018-155108
08/24/2018 01:10 PM
Pgs=3 AK
E05

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,

Bryan Rails, spouse of Grantee

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.

THIS DEED IS GIVEN TO DIVEST ANY COMMUNITY PROPERTY INTEREST Bryan Rails MAY HAVE IN THE ABOVE DESCRIBED REAL PROPERTY BY REASON OF HIS/HER MARRIAGE TO Amber Lee Rails.

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.

Bryan M. Rails
Bryan Rails

Bryan Rails

STATE OF _____)
COUNTY OF _____)
:ss.

This instrument was acknowledged before me on _____ by
Bryan Rails

SEE ATTACHED! SEE ATTACHED!

Notary Public

(My commission expires: _____)

ACKNOWLEDGMENT

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

Marielu Barr, Notary Public

On 08/23/2018 before me, Marielu Barr, Notary Public
(insert name and title of the officer)

personally appeared Bryan Michael Ralls
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.

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 
Marielu Barr



(Seal) Marielu Barr, Comm. # 2219471
Notary Public- California,
Riverside County, My Commission

Expires 10/22/2021

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 013-160-07 and 013-160-08 and 013-160-09 & 013-160-10
 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	
Book _____	Page: _____
Date of Recording: _____	
Notes: _____	

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

4. **If Exemption Claimed:**

- a. Transfer Tax Exemption, per 375.090, Section: 5
 b. Explain reason for exemption: TRANSFER TO SPOUSE, NO CONSIDERATION

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: Bryan M. Rails
 Signature: Amber Lee Rails

Capacity: _____
 Capacity: _____

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

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

Print Name: Bryan Rails
 Address: 10477 Moonriver St
 City: Eastvale CA
 State: CA Zip: 91752

Print Name: Amber Lee Rails
 Address: 10477 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/JL
 State: NV Zip: 89135

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