A.P.N.:

013-160-11

File No:

13896-2549614 (JL)

R.P.T.T.:

\$214.50

LINCOLN COUNTY, NV

2018-155110

\$249.50

RPTT:\$214.50 Rec:\$35.00 **08/24/2018 01:12 PM**

FA NV NTC MAIN

Pgs=4 AK

OFFICIAL RECORD

LESLIE BOUCHER, RECORDER

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,

Donna Flood and Ronald Ingram, Trustees of The David and June Ingram Trust U/D/T 7-2-92

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:

PARCEL I:

THE SOUTHEAST QUARTER (SE 1/4) OF THE NORTHWEST QUARTER (NW 1/4), SECTION 11, TOWNSHIP 3 SOUTH, RANGE 67 EAST, M.D.B. & M.

EXCEPTING THE PORTION CONVEYED IN DEED 57890 WHICH IS FOR APN 013-160-12.

PARCEL II:

A NON-EXCLUSIVE EASEMENT FOR ROAD AND PUBLIC UTILITY PURPOSES OVER AND ACROSS THE SOUTH 20 FEET OF THE SW1/4NW1/4 OF SECTION 11, TOWNSHIP 3 SOUTH, RANGE 67 EAST, AND THE NORTH 20 FEET OF THE SW1/4 OF SAID SECTION 11.

Subject to

- All general and special taxes for the current fiscal year. 1.
- 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.

The David and June Ingram Trust dated July 2, 1992	The David and June Ingram Trust dated July 2, 1992
By: Donna Flood , Trustee	By: Donna Flood, Trustee
By! Ronald Ingram, Trustee	By: Ronald Ingram, Trustee
TDAHO PW STATE OF NEVADA	
COUNTY OF CLARK ADA)	
This instrument was acknowledged before me onAuc	145t 22, 2018 by
Donna Flood and Ronald Ingram.	
Bridgette Adrught Notary Public Bridgette L. (My commission expires: 7:11:2020)	Wright
	/
BRIDGETTE L. WRIGHT Notary Public State of Idaho	Bridgette L. Wright Notary Public State of Idaho

STATE OF NEVADA) : SS. COUNTY OF CLARK)

tugunt 27, 2018

hv

dinuable

Notary Public Jamie Labbe (My commission expires: 10 H 2019)

JAMIE LABBE NOTARY PUBLIC STATE OF NEVADA Appt. No. 07-3127-1 My Appt. Expires Feb. 14, 2019

Jamie Labbe Notary Public State of Nevada Appt. No. 07-3127-1 My Appt. Expires Feb. 14, 2019

STATE OF NEVADA DECLARATION OF VALUE

a) 013-160-11 b)	1.	Assessor Parcel Number(s)	/\
2. Type of Property a) X Vacant Land b) Single Fam. Res. c) Condo/Twnhse d) 2-4 Plex Book Page: e) Apt. Bldg. f) Comm¹/Ind¹1 g) Agricultural h) Mobile Home i) Other 3. a) Total Value/Sales Price of Property: \$55,000.00 b) Deed in Lieu of Foreclosure Only (value of property) (\$ c) Transfer Tax Value: \$55,000.00 d) Real Property Transfer Tax Due 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 ponth. Pursuant to NRS 375.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owed. Signature: SELLER (GRANTOR) INFORMATION (REQUIRED) Donna Flood and Ronald Ingram, Trustees of The David and June Print Name: Ingram Trust U/D/T 7-2-92 Address: 7016 Alamosa Way Address: 6477 Moont iver St. City: Las Vegas City: Eastvale State: NV Zip: 89128 State: CA Zip: 91752 COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer) Print Name Address: 10000 W. Charleston Blvd, Suite 180 City: Las Vegas State: NV Zip: 89135	a)_	013-160-11	\ \
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City: Las Vegas Company/Person Requesting Recording Recordin	Sig		
Donna Flood and Ronald Ingram, Trustees of The David and June Print Name: Ingram Trust U/D/T 7-2-92 Address: 7016 Alamosa Way City: Las Vegas City: Eastvale State: NV Zip: 89128 COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer) Print Name Address: 10000 W. Charleston Blvd, Suite 180 City: Las Vegas State: NV Zip: 89135	***************************************		BUYER (GRANTEE) INFORMATION (DECUTED)
Print Name: Ingram Trust U/D/T 7-2-92 Address: 7016 Alamosa Way City: Las Vegas City: State: NV Zip: 89128 COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer) 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 Address: 10000 W. Charleston Blvd, Suite 180 City: Las Vegas State: NV Zip: 89135		Donna Flood and Ronald Ingram,	(KEQOIKED)
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