

A.P.N.: 013-160-11
File No: 13896-2549614 (JL)
R.P.T.T.: \$214.50

LINCOLN COUNTY, NV
\$249.50
RPTT:\$214.50 Rec:\$35.00
FA NV NTC MAIN
OFFICIAL RECORD
LESLIE BOUCHER, RECORDER

2018-155110
08/24/2018 01:12 PM
Pgs=4 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,

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.

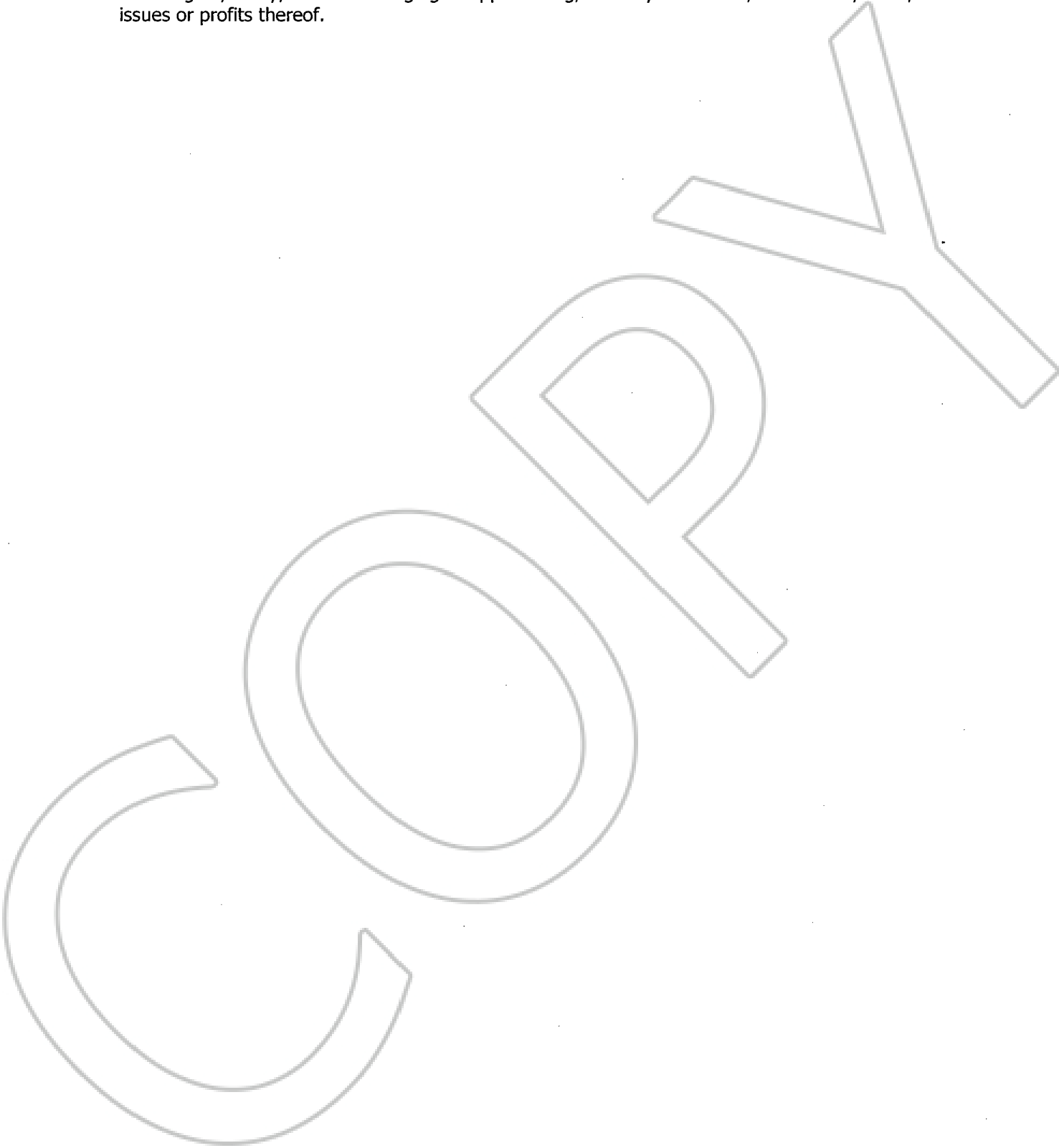
PARCEL II:

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

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.



The David and June Ingram Trust dated July 2, 1992

Donna Flood Trustee

By: Donna Flood, Trustee

Ronald

By: Ronald Ingram, Trustee

The David and June Ingram Trust dated July 2, 1992

By: Donna Flood, Trustee

By: Ronald Ingram, Trustee

STATE OF ~~NEVADA~~ ^{IDAHO BW}
COUNTY OF ~~CLARK~~ ^{ADA BW}) : ss.
)

This instrument was acknowledged before me on August 22, 2018 by Donna Flood and Ronald Ingram. BW

Bridgette L. Wright
Notary Public Bridgette L. Wright
(My commission expires: 7-11-2020)

BRIDGETTE L. WRIGHT
Notary Public
State of Idaho

Bridgette L. Wright
Notary Public
State of Idaho

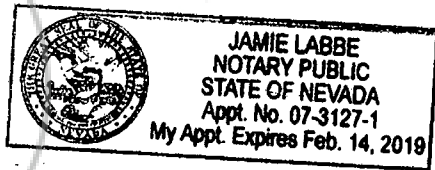
STATE OF **NEVADA**)
 : ss.
COUNTY OF **CLARK**)

This instrument was acknowledged before me on August 23, 2018 by ~~Donna Flood and Ronald Ingram.~~

of

Jamie Labbe

Notary Public Jamie Labbe
(My commission 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**

1. Assessor Parcel Number(s)

- a) 013-160-11
- 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: \$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 month. Pursuant to NRS 375.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

Signature: *Donna Flood*

Capacity: Grantor

Signature: _____

Capacity: Grantee

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

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

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

Print Name: Amber Lee Rails

Address: 7016 Alamosa Way

Address: 6477 Moonriver 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: FA NV NTC Main

File Number: 13896-2549614 JL/ ja

Address: 10000 W. Charleston Blvd, Suite 180

City: Las Vegas

State: NV Zip: 89135

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