

A.P.N.: 013-160-11
File No: 13896-2549614 (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 E05

2018-155111
08/24/2018 01:12 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,

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:

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.

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.

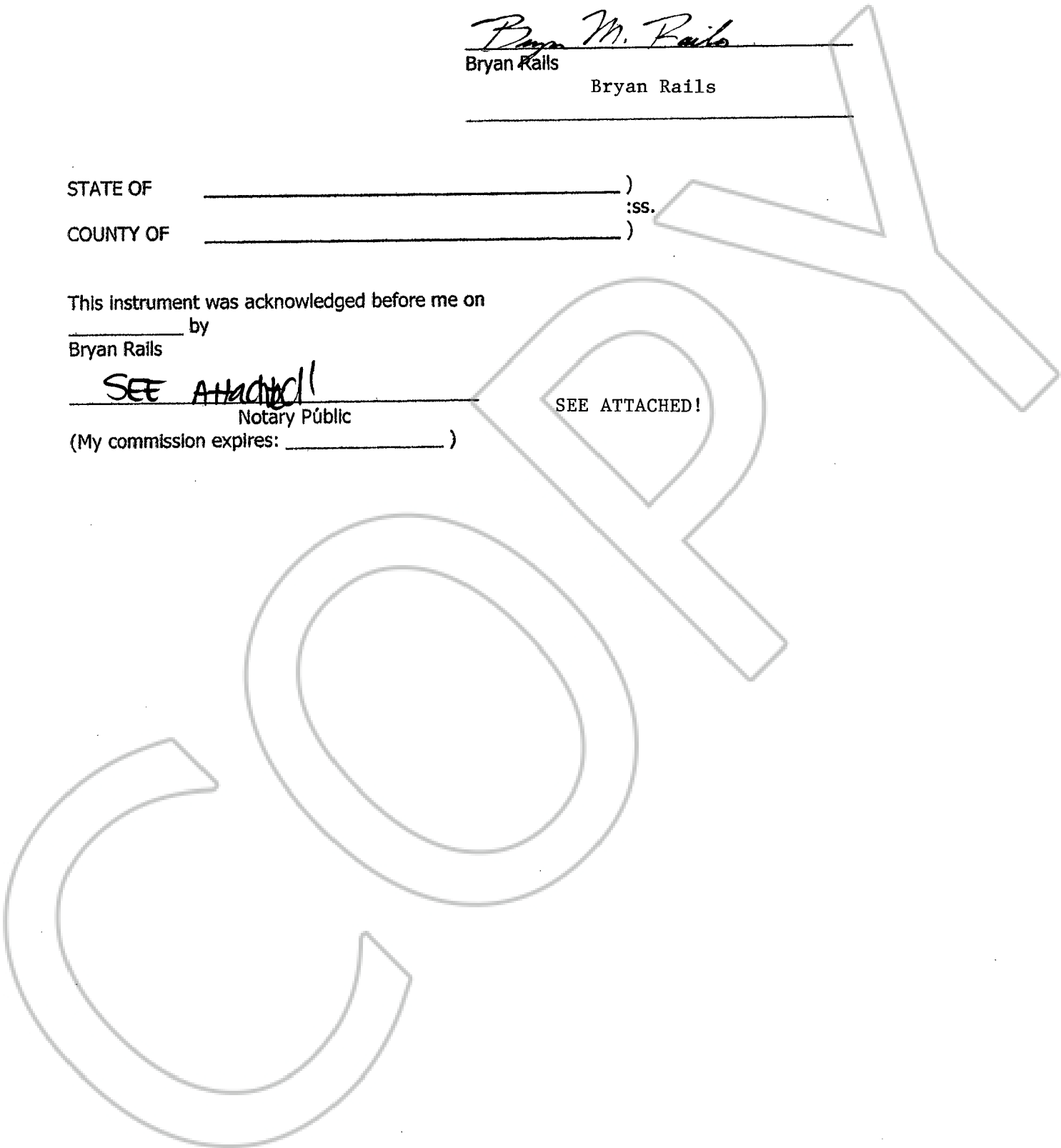
Bryan M. Rails
Bryan Rails
Bryan Rails

STATE OF _____)
COUNTY OF _____) :ss.

This instrument was acknowledged before me on _____ by
Bryan Rails

SEE ATTACHED!
Notary Public
(My commission expires: _____)

SEE ATTACHED!



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

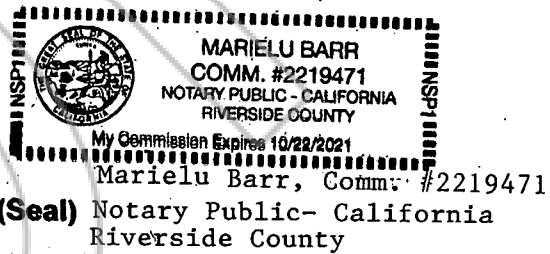
On 08/23/2018 before me, Marielu Barr Notary Public
(insert name and title of the officer)

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*
Marielu Barr



My Commission Expires 10/22/2021

**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: \$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

Capacity: _____

Signature: Amber Lee Rails

Capacity: _____

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

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

Print Name: Bryan Rails

Print Name: Amber Lee Rails

Address: 1477 MOONRISE ST

Address: 1477 MOONRISE ST

City: Eastvale

City: Eastvale

State: CA Zip: 91752

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/JL

Address: 10000 W. Charleston Blvd, Suite 180

City: Las Vegas

State: NV Zip: 89135

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