

A.P. No. 004-132-18  
Escrow No. 116-2550754-dp/CJ  
R.P.T.T. \$214.50

*WHEN RECORDED RETURN TO:*

Oscar Heredia, Sr and Oscar Heredia, Jr  
PO Box 362  
Alamo, NV 89001

*MAIL TAX STATEMENTS TO:*

Oscar Heredia, Sr and Oscar Heredia, Jr  
PO Box 362  
Alamo, NV 89001

***GRANT, BARGAIN and SALE DEED***

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

A. Laurelle Hughes, Successor Trustee of the Ivan Hughes Family Trust dated June 30, 1988

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

Oscar Heredia, Sr, an unmarried man and Oscar Heredia, Jr, an unmarried man as joint tenants with right of survivorship

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

**LOT 19 OF THE ALAMO SOUTH SUBDIVISION, TRACT NUMBER 1 UNIT 1, AS SHOWN ON THAT CERTAIN FINAL PLAT FILED FOR RECORD IN THE OFFICE OF THE LINCOLN COUNTY RECORDER ON THE 13TH DAY OF JANUARY, 1977, IN BOOK A-1 OF PLATS, PAGE 124, ASSIGNED NO. 59020.**

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.

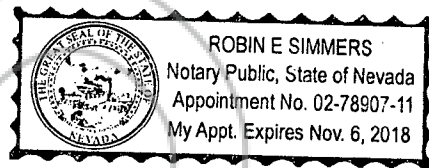
A. Laurelle Hughes, Successor Trustee of the  
Ivan Hughes Family Trust dated June 30, 1988

A. Laurelle Hughes  
A. Laurelle Hughes, Successor Trustee

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

This instrument was acknowledged before me on  
October 19, 2018 by  
**A. Laurelle Hughes.**

Robin E. Simmers  
Notary Public  
(My commission expires: NOV 6 2018)



This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated  
09/20/2018 under Escrow No. 116-2550754

**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 004-132-18
- 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 \_\_\_\_\_

|                                   |             |
|-----------------------------------|-------------|
| <b>FOR RECORDERS OPTIONAL USE</b> |             |
| 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 \$214.50

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: *Ivan Hughes* Capacity: *agent*  
Signature: \_\_\_\_\_ Capacity: \_\_\_\_\_

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

Print Name: Ivan Hughes Family Trust  
Address: P.O. Box 263  
City: Alamo  
State: NV Zip: 89001

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

Print Name: Oscar Heredia, Sr and  
Oscar Heredia, Jr  
Address: PO Box 362  
City: Alamo  
State: NV Zip: 89001

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

First American Title Insurance  
Print Name: Company File Number: 116-2550754 dp/ rm  
Address: 2500 Paseo Verde Parkway, Suite 120  
City: Henderson State: NV Zip: 89074

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