

A.P. No. 006-271-26
Escrow No. 119-2544274-RC/CJ
R.P.T.T. \$908.70

WHEN RECORDED RETURN TO:

Justin Raymond Garrison and Patrice Garrison
2334 Eagle Valley Road
Pioche, NV 89043

MAIL TAX STATEMENTS TO:

Justin Raymond Garrison and Patrice Garrison
2334 Eagle Valley Road
Pioche, NV 89043

GRANT, BARGAIN and SALE DEED

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

Tiffany R. Martin, Personal Representative of The Estate of Karen Campbell, deceased

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

Justin Raymond Garrison and Patrice Garrison, husband and wife as joint tenants

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

PARCEL 1 AS SHOWN ON PARCEL MAP FOR JIMMIE ROSA RECORDED APRIL 29, 1997 IN PLAT BOOK B, PAGE 33 AS FILE NO. 108853 AND AMENDED PARCEL MAP FOR JIMMIE ROSA AND RALPH W. & DENISE M. HILDEBRAND RECORDED JULY 19, 1999 IN PLAT BOOK B, PAGE 233 AS FILE NO. 113094 IN THE OFFICE OF THE COUNTY RECORDER OF LINCOLN COUNTY, NEVADA, LOCATED IN A PORTION OF THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 11, TOWNSHIP 1 NORTH, RANGE 69 EAST.

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.

Tiffany R. Martin, Personal Representative of
The Estate of Karen Campbell, deceased

Tiffany R. Martin

Tiffany R. Martin, Personal Representative

Tiffany R. Martin, Personal Representative

STATE OF NEVADA)
: ss.
COUNTY OF CLARK)

This instrument was acknowledged before me on
NOV 7 2018 by
**Tiffany R. Martin, Personal Representative of
The Estate of Karen Campbell, deceased.**

Christina Ibarra

Notary Public
(My commission expires: Jan 16 2020)

Christina Ibarra
No. 16-1005-1
EXP. 1/16/20

This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated
11/06/2018 under Escrow No. 119-2544274



STATE OF NEVADA
DECLARATION OF VALUE

1. Assessor Parcel Number(s)
a) 006-271-26
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 ONLY	
Book _____	Page: _____
Date of Recording: _____	
Notes: _____	

3. a) Total Value/Sales Price of Property: \$233,000.00
b) Deed in Lieu of Foreclosure Only (value of property) (\$ _____)
c) Transfer Tax Value: \$233,000.00
d) Real Property Transfer Tax Due \$908.70

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: [Signature]
Signature: _____

Capacity: Grantor
Capacity: _____

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

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

Print Name: The Estate of Karen Campbell, deceased
Address: 262 Prairie Rose Street
City: Henderson
State: NV Zip: 89015

Print Name: Justin Raymond Garrison and Patrice Garrison
Address: 2334 Eagle Valley Road
City: Pioche
State: NV Zip: 89043

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

Print Name: First American Title Insurance Company File Number: 119-2544274 RC/mc
Address: 7251 West Lake Mead Blvd, Suite 100
City: Las Vegas State: NV Zip: 89128

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