

**APN: 008-061-23**  
**WHEN RECORDED MAIL TO and**  
**MAIL TAX STATEMENT TO:**



00001789201801555900040049

OFFICIAL RECORD  
LESLIE BOUCHER, RECORDER

Odilia Chan and Crisanto Hernandez Pena  
853 Apache Lane  
Las Vegas, NV 89110

**GRANT, BARGAIN, SALE DEED**

R.P.T.T. \$ 191.10

THIS INDENTURE WITNESSETH: That

**David H. Ratcliffe, Trustee of the David H. Ratcliffe and Violet E. Ratcliffe Family Trust Dated February 21, 1994**

FOR A VALUABLE CONSIDERATION, the receipt of which is hereby acknowledged, do(es) hereby Grant, Bargain, Sell and Convey to

**Odilia Chan and Crisanto Hernandez Pena, wife and husband as joint tenants**

all that real property situated in the County of Lincoln, State of Nevada, described as follows:

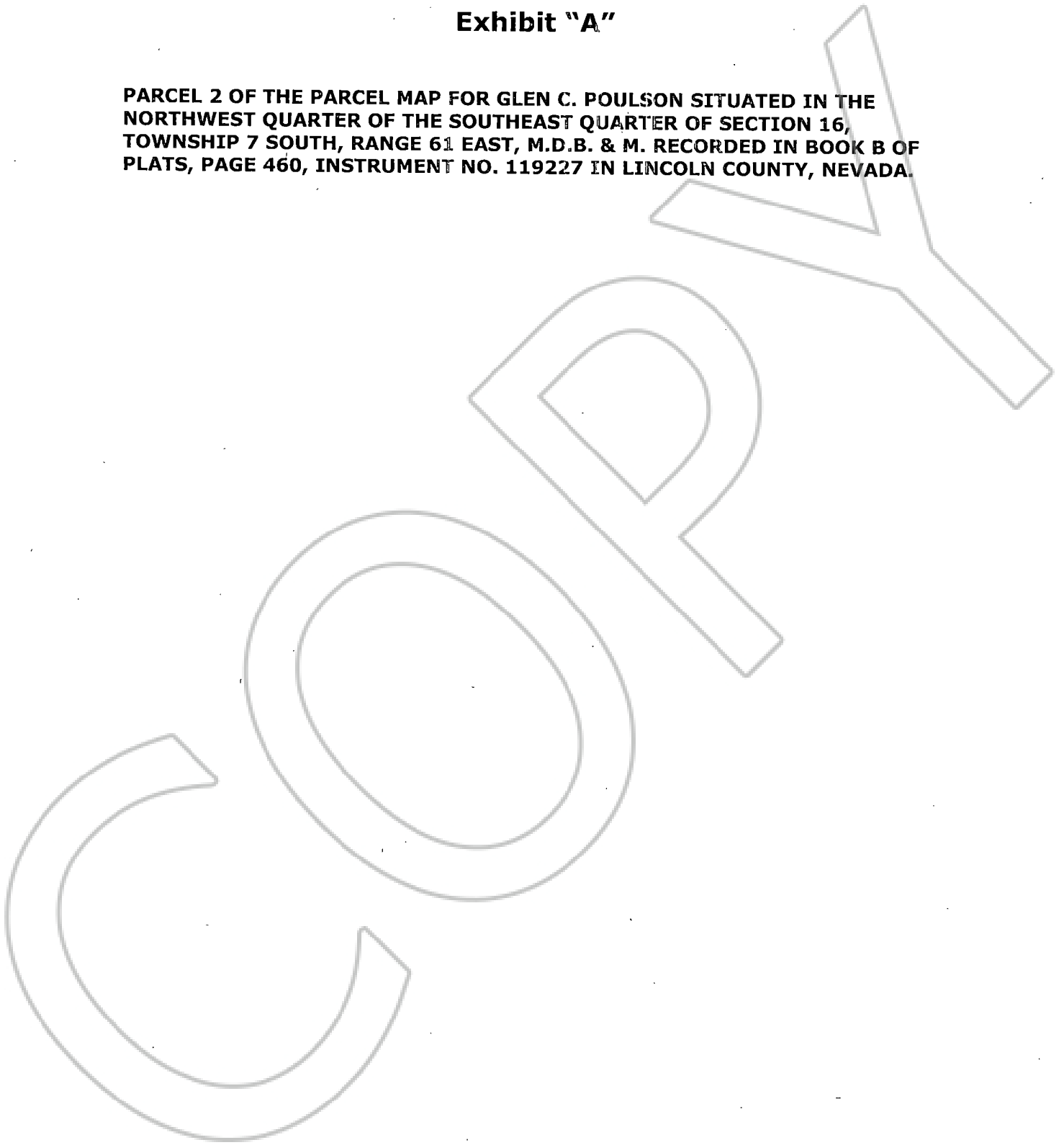
For legal description of the real property, see Exhibit A attached hereto and made a part hereof.

SUBJECT TO: 1. Taxes for the fiscal year 2018 - 2019  
2. Rights of Way, reservations, restrictions, easements, and conditions of record.

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

**Exhibit "A"**

**PARCEL 2 OF THE PARCEL MAP FOR GLEN C. POULSON SITUATED IN THE  
NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 16,  
TOWNSHIP 7 SOUTH, RANGE 61 EAST, M.D.B. & M. RECORDED IN BOOK B OF  
PLATS, PAGE 460, INSTRUMENT NO. 119227 IN LINCOLN COUNTY, NEVADA.**





**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

**1. Assessor Parcel Number(s)**

- a. 008-061-23
- 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
- Other \_\_\_\_\_

FOR RECORDER'S OPTIONAL USE ONLY	
Book: _____	Page: _____
Date of Recording: _____	
Notes: _____	

- 3. a. **Total Value/Sales Price of Property:** \$5,000.00
- b. Deed in Lieu of Foreclosure Only (value of property) (\$ \_\_\_\_\_)
- c. Transfer Tax Value: \$5,000.00 + \$48,597.00 C.H
- d. Real Property Transfer Tax Due: \$191.10

**4. If Exemption Claimed:**

- a. Transfer Tax Exemption, per NRS 375.090, Section N/A
- b. Explain Reason for Exemption: N/A

**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 David H. Ratcliffe and Violet E. Ratcliffe Capacity Grantor

Signature [Signature] Capacity Grantee

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

Print Name: David H. Ratcliffe and Violet E. Ratcliffe Family Trust  
Address: 283 Shinava Drive  
City/State/Zip: Ivins, UT 84738

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

Print Name: Odilia M Chan & CRISANTO HERNANDEZ PENA  
Address: 853 Apache Lane  
City/State/Zip: Las Vegas, NV 89110

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

**AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED**