



OFFICIAL RECORD  
AMY ELMER, RECORDER

E07

APN: 010-173-01

RECORDING REQUESTED BY  
AND MAIL DOCUMENTS  
and TAX STATEMENTS TO:

VERONICA L. WEATHERS  
7448 Redbreast Court  
North Las Vegas, NV 89084

## GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH, That Veronica L. Weathers, or her successors in trust under the Sandra V. Manetas Trust, Dated October 4, 2006 and any amendments thereto, as the Grantor, for valuable consideration, the receipt of which is hereby acknowledged, do hereby Grant, Bargain, Sell and Convey to Veronica L. Weathers, a married woman as her sole and separate property, all that real property situated in the County of Lincoln, State of Nevada, bounded and described as follows, to wit:

Lot 1, Block 3, Sunset Acres, Tract No. 1, a portion of the NW  $\frac{1}{4}$  and SW  $\frac{1}{4}$  NE  $\frac{1}{4}$  of Section 36, Twp. 3 S., R. 55 E., M.D.M. Sand Springs Valley, Lincoln County, Nevada.

Subject to:     1.     All general and special taxes for the current fiscal year.  
                  2.     Conditions, covenants, restrictions, reservations, rights, rights of way and easements now of record, if any.

Together with all and singular hereditament and appurtenances, including easements and water rights, if any, thereunto belonging or in any way appertaining, and any reversions, remainders, rents, issues or profits thereof.

To have and to hold all and singular the described property, together with the appurtenances, to Grantee and to Grantee's heirs and assigns forever. Grantor warrants, for Grantor, Grantor's heirs, executors and administrators, that Grantor has not conveyed the described property, or any right, title or interest in such property, to any person, trust or entity other than Grantee.

Grantee and Grantor's heirs, executors and administrators, will and shall warrant and defend the described property conveyed and the appurtenance appertaining to such property to Grantee, Grantee's heirs and assigns, against the lawful claims of any and all person and persons whomsoever.

IN WITNESS WHEREOF, We have hereunto set our hands on this 18 day of ~~October, 2017~~ JANUARY, 2019

*[Signature]*  
VERONICA L. WEATHERS, TRUSTEE

*[Signature]*  
VERONICA L. WEATHERS

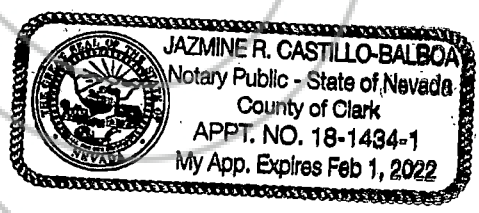
STATE OF NEVADA)

COUNTY OF CLARK)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Veronica L. Weathers whose names are signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, they, executed the same voluntarily on the day the same bears date.

*[Signature]*  
Notary Public

My Commission Expires: FEB 1, 2022



**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)  
 a. 010-173-01  
 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'/Ind'l  
 g.  Agricultural      h.  Mobile Home  
 Other

FOR RECORDERS OPTIONAL USE ONLY  
 Book \_\_\_\_\_ Page: \_\_\_\_\_  
 Date of Recording: \_\_\_\_\_  
 Notes: Trust on File - AK

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

4. **If Exemption Claimed:**  
 a. Transfer Tax Exemption per NRS 375.090, Section 07  
 b. Explain Reason for Exemption: Transfer without consideration to or from a trust.

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] Capacity: Trustee  
 Signature [Signature] Capacity: Grantee

**SELLER (GRANTOR) INFORMATION**  
 (REQUIRED) Veronica L. Weathers, Trustee of  
 Print Name: Sandra V. Manetas Trust  
 Address: 1835 Betty Lane  
 City: Las Vegas  
 State: Nevada Zip: 89156

**BUYER (GRANTEE) INFORMATION**  
 (REQUIRED)  
 Print Name: Veronica L. Weathers  
 Address: 7448 Redbreast Ct.  
 City: North Las Vegas  
 State: Nevada Zip: 89084

**COMPANY/PERSON REQUESTING RECORDING (Required if not seller or buyer)**  
 Print Name: \_\_\_\_\_ Escrow # \_\_\_\_\_  
 Address: \_\_\_\_\_  
 City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_