

LINCOLN COUNTY, NV

2019-156094

\$113.00

RPTT:\$78.00 Rec:\$35.00

03/26/2019 01:12 PM

FIRST AMERICAN TITLE PASEO VERDE

Pgs=2 KE

OFFICIAL RECORD

AMY ELMER, RECORDER

A.P. No. 003-074-09
Escrow No. 116-2559527-dp/lf
R.P.T.T. \$78.00

WHEN RECORDED RETURN TO:

Ricky William Nation
1601 South Sandhill Road #58
Las Vegas, NV 89104

MAIL TAX STATEMENTS TO:

Ricky William Nation
1601 South Sandhill Road #58
Las Vegas, NV 89104

GRANT, BARGAIN and SALE DEED

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

Janet L. Leedham, Trustee of the Janet L. Leedham Revocable Trust dated December 21, 1998

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

Ricky William Nation, an unmarried man

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

LOT EIGHTEEN (18) IN BLOCK SIX (6) OF THE CITY OF CALIENTE, ACCORDING TO THE OFFICIAL MAP THEREOF, FILED IN THE OFFICE OF THE COUNTY RECORDER, LINCOLN COUNTY, NEVADA.

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.

Janet L. Leedham, Trustee of the Janet L. Leedham Revocable Trust dated December 21, 1998

Janet L. Leedham Trustee
Janet L. Leedham, Trustee

STATE OF NEVADA)
: ss.
COUNTY OF CLARK)

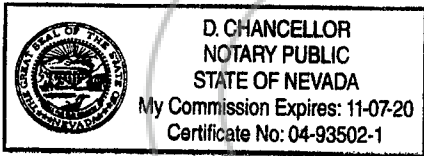
This instrument was acknowledged before me on 2-21-19 by

Janet L. Leedham .

D. Chancellor
Notary Public

(My commission expires: 11-7-20)

This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated 02/20/2019 under Escrow No. 116-2559527



**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 003-074-09
- 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: _____

\$20,000.00

b) Deed in Lieu of Foreclosure Only (value of property) (\$ _____)

c) Transfer Tax Value: _____

\$20,000.00

d) Real Property Transfer Tax Due _____

\$78.00

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]

Capacity: Agent

Signature: _____

Capacity: _____

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

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

Print Name: The Janet L. Leedham Revocable Trust

Print Name: Ricky William Nation

Address: 2604 Cornish Hen Avenue

Address: 1601 South Sandhill Road #58

City: North Las Vegas

City: Las Vegas

State: NV Zip: 89084

State: NV Zip: 89104

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

Print Name: First American Title Insurance Company

File Number: 116-2559527 dp/ JB

Address: 2500 Paseo Verde Parkway, Suite 120

City: Henderson

State: NV Zip: 89074

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