

|   |                      |
|---|----------------------|
| <b>A.P.N. No.:</b>  | 013-030-35           |
| <b>R.P.T.T.</b>   | \$975.00             |
| <b>Escrow No.:</b>  | 80658                |
| <b>Recording Requested By:</b>  |                      |
| Cow County Title Co.  |                      |
| <b>Mail Tax Statements To:</b>  | <i>Same as below</i> |
| <b>When Recorded Mail To:</b>   |                      |
| JAMES C. YAMAS and LYNN YAMAS, Trustees of<br>the YAMAS FAMILY TRUST, dated March 17,<br>2000, as restated on July 24, 2015 |                      |
| 2801 Albrook Circle<br>Las Vegas, NV 89117  |                      |



OFFICIAL RECORD  
AMY ELMER, RECORDER

## GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That **MIRANDA HART a married woman as her sole and separate property** for valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to **JAMES C. YAMAS and LYNN YAMAS, Trustees of the YAMAS FAMILY TRUST, dated March 17, 2000, as restated on July 24, 2015**, all that real property situated in the County of Lincoln, State of Nevada, bounded and described as follows:

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

A portion of Government Lot 4, Township 3 South, Range 67 East, Section 2, M.D.B. & M., more particularly described as follows:

Parcel 6 as shown on the Parcel Map for Paul V. Long and Patricia M. Livreri recorded April 29, 1999 in Book B of Plats, page 210 as File No. 112672, Lincoln County, Nevada records.

ASSESSOR'S PARCEL NUMBER FOR 2018 - 2019: 013-030-35

**SUBJECT TO:**

1. Taxes for the fiscal year;
2. Reservations, restrictions, conditions, rights, rights of way and easements, if any of record on said premises.

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and any reversions, remainders, rents, issues or profits thereof.

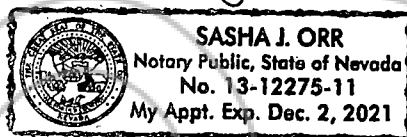
Dated: May 01, 2019

Miranda Hart  
MIRANDA HART

State of Nevada )  
County of Lincoln ) ss.

This instrument was acknowledged before me on the 9 day of May, 2019 By:  
MIRANDA HART

Signature: Sasha Orr  
Notary Public  
Expiration Date: Dec 2 2019



**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)  
 a) 013-030-35  
 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 RECORDER'S OPTIONAL USE ONLY</b> |             |
| Book: _____                             | Page: _____ |
| Date of Recording: _____                |             |
| Notes: _____                            |             |

3. Total Value/Sale Price of Property \$250,000.00  
 Deed in Lieu of Foreclosure Only (value of Property) ( \_\_\_\_\_ )  
 Transfer Tax Value: \$250,000.00  
 Real Property Transfer Tax Due: \$975.00

4. If Exemption Claimed:  
 a. Transfer Tax Exemption per NRS 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 Miranda Hart Capacity Grantor  
 MIRANDA HART

Signature \_\_\_\_\_ Capacity Grantee  
 JAMES C. YAMAS, Trustee

**SELLER (GRANTOR) INFORMATION**  
**(REQUIRED)**  
 Print Name: MIRANDA HART  
 Address: P O Box 1033  
 City: Calliente  
 State: NV Zip: 89008

**BUYER (GRANTEE) INFORMATION**  
**(REQUIRED)**  
 Print Name: YAMAS FAMILY TRUST, dated March 17, 2000, as restated on July 24, 2015  
 Address: 2801 Albrook Circle  
 City: Las Vegas  
 State: NV Zip: 89117

**COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)**  
 Print Name: Cow County Title Co. Escrow #: 80658  
 Address: P.O. Box 518, 328 Main Street  
 City: Pioche State: NV Zip: 89043