

LINCOLN COUNTY, NV **2019-156674**
RPTT:\$335.40 Rec:\$35.00
Total:\$370.40 **06/28/2019 03:40 PM**
COW COUNTY TITLE Pgs=3 KE

A.P.N. No.:	003-077-09, 003-077-22, and 003-077-23
R.P.T.T.	\$335.40
Escrow No.:	80699
Recording Requested By:	
Cow County Title Co.	
Mail Tax Statements To:	<i>Same as below</i>
When Recorded Mail To:	
JOSEPH M. VINCENT and FELICIA PAULA MARIE VINCENT 758 Vortex Ave Henderson, NV 89002	



OFFICIAL RECORD
AMY ELMER, RECORDER

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That **VINCENT EQUITY GROUP, LLC, a Nevada Limited Liability Company in a state of dissolution** for valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to **JOSEPH M. VINCENT and FELICIA PAULA MARIE VINCENT, husband and wife as joint tenants**, 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:

Situate within portions of Sections 7 and 8, Township 4 South, Range 67 East, M.D.B. & M., more particularly described as follows:

Lots 14, 15, 16, 17, and 18 in Block 1 of CALIENTE, Nevada as shown on the Official Subdivision Map thereof recorded November 10, 1904 in the Book of Plats, page 36 and as shown on the compiled Map of Caliente, Lincoln County, Nevada filed in the Book of Plats, page 47, Lincoln County, Nevada records.

ASSESSOR'S PARCEL NUMBER FOR 2018 - 2019: 003-077-09
003-077-22
003-077-23

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: June 03, 2019


VINCENT EQUITY GROUP, LLC, A NEVADA
LIMITED LIABILITY COMPANY IN A STATE OF
DISSOLUTION

BY: *Victor B. Vincent*
VICTOR B. VINCENT
Sole Managing Member and Organizer

State of NV)
County of Clark) ss.

This instrument was acknowledged before me on the 18th day of June, 2019 By:
VINCENT EQUITY GROUP, LLC, a Nevada Limited Liability Company in a state of dissolution
by VICTOR B. VINCENT

Signature: *Julie Acosta*
Notary Public
Expiration Date: 11/12/21

**JULIE ACOSTA
NOTARY PUBLIC
STATE OF NEVADA
My Commission Expires: 11-12-21
Certificate No: 13-12179-1**

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a) 003-077-09
 b) 003-077-22
 c) 003-077-23
 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 RECORDER'S OPTIONAL USE ONLY	
Book: _____	Page: _____
Date of Recording: _____	
Notes: _____	

3. Total Value/Sale Price of Property \$86,000.00
 Deed in Lieu of Foreclosure Only (value of Property) _____
 Transfer Tax Value: \$86,000.00
 Real Property Transfer Tax Due: \$335.40

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: *Victor B. Vincent* Capacity Grantor
 VICTOR B. VINCENT, SOLE MANAGING MEMBER
 and Organizer

Signature: *Joseph M. Vincent* Capacity Grantee
 JOSEPH M. VINCENT

SELLER (GRANTOR) INFORMATION
(REQUIRED)

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: VINCENT EQUITY GROUP, LLC, a Nevada Limited Liability Company in a state of dissolution
 Address: 181 East Rancho Drive
 City: Henderson
 State: NV Zip: 89015

Print Name: JOSEPH M. VINCENT and FELICIA PAULA MARIE VINCENT
 Address: 758 Vortex Ave
 City: Henderson
 State: NV Zip: 89002

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

Print Name: Cow County Title Co. Escrow #: 80699
 Address: P.O. Box 518, 328 Main Street
 City: Pioche State: NV Zip: 89043