

LINCOLN COUNTY, NV **2019-156737**
\$241.70
RPTT:\$206.70 Rec:\$35.00 **07/17/2019 03:46 PM**
FIRST AMERICAN TITLE PASEO VERDE Pgs=2 KE
OFFICIAL RECORD
AMY ELMER, RECORDER

A.P.N.: 013-190-34
File No: 116-2567642 (KM)
R.P.T.T.: \$206.70

When Recorded Mail To: Mail Tax Statements To:
Marisa Castro and Mauricio Castro
2615 West Gary Avenue #1064
Las Vegas, NV 89123

GRANT, BARGAIN and SALE DEED

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

Nevada Land and Ranches, LLC, a Nevada limited liability company

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

Marisa Castro and Mauricio Castro, wife and husband as joint tenants with right of survivorship

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

PARCEL 3 OF SUBSEQUENT PARCEL MAP FOR NEVADA LAND & RANCHES, LLC RECORDED JUNE 17, 2019, AS FILE NO. 2019-156616, IN THE OFFICE OF THE COUNTY RECORDER OF LINCOLN COUNTY, NEVADA, LYING WITHIN THE SOUTH HALF (S 1/2) OF SECTION 3, TOWNSHIP 3 SOUTH, RANGE 67 EAST, M.D.B. & M.

EXCEPTING THEREFROM ANY PORTION LYING IN MABEL TRAIL, DEDICATED AS A PUBLIC ROAD PER MAP RECORDED JUNE 17, 2019 AS DOCUMENT NO. 156615, OFFICIAL RECORDS, LYON COUNTY

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.

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.

Date: 06/20/2019 *print date*

Nevada Land and Ranches, LLC, a Nevada limited liability company

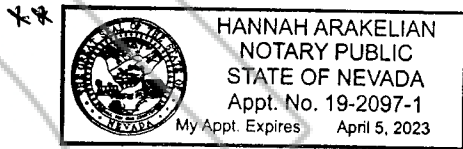
AM

Nevada Land and Ranches, LLC, a Nevada limited liability company, Audrey Kennoch managing member

STATE OF NEVADA)
) ss.
COUNTY OF CLARK)

This instrument was acknowledged before me on July 15, 2019 by Nevada Land and Ranches, LLC, Audrey Kennoch, managing member

Hannah Arakelian
Notary Public
(My commission expires: 4/5/2023)



This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated **June 20, 2019** under Escrow No. **116-2567642**.
*print date

** Hannah Arakelian
Appt No. 19-2097-1
exp. 4/5/23

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 013-190-34
- 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: \$52,900.00
- b) Deed in Lieu of Foreclosure Only (value of property) (\$ _____)
- c) Transfer Tax Value: \$52,900.00
- d) Real Property Transfer Tax Due \$206.70

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: Nevada Land and Ranches, LLC

Print Name: Marisa Castro and
Mauricio Castro

Address: 617 Edgebrook Drive

Address: 2615 West Gary Avenue
#1064

City: Las Vegas

City: Las Vegas

State: NV Zip: 89145

State: NV Zip: 89123

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

First American Title Insurance
Print Name: Company
Address 2500 Paseo Verde Parkway, Suite 120
City: Henderson

File Number: 116-2567642 KM/ KM
State: NV Zip: 89074

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