

A.P.N.: 013-190-32  
File No: 116-2567635 (KM)  
R.P.T.T.: \$148.20

LINCOLN COUNTY, NV **2019-156751**  
\$183.20  
RPTT:\$148.20 Rec:\$35.00 **07/19/2019 12:13 PM**  
FIRST AMERICAN TITLE PASEO VERDE Pgs=2 AK  
**OFFICIAL RECORD**  
AMY ELMER, RECORDER

When Recorded Mail To: Mail Tax Statements To:  
Raymond Russo  
7853 Southern Roundop Court  
Las Vegas, NV 89113

***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

Raymond Russo, a single man

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

**PARCEL 1 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 ½) 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, LINCOLN 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 data

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

By: [Signature]  
Name: Audrey Kennoch  
Title: Managing Member

STATE OF NEVADA )  
 ) : ss.  
COUNTY OF CLARK )

This instrument was acknowledged before me on July 11, 2019 by  
Nevada Land and Ranches, LLC., Audrey Kennoch, managing member

[Signature]  
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. 116-2567635.

*\*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) 013-190-32
- 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: \$37,900.00
- b) Deed in Lieu of Foreclosure Only (value of property) ( \$ \_\_\_\_\_ )
- c) Transfer Tax Value: \$37,900.00
- d) Real Property Transfer Tax Due \$148.20

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: Raymond Russo

Address: 617 Edgebrook Drive

Address: 7853 Southern Roundop Court

City: Las Vegas

City: Las Vegas

State: NV Zip: 89145

State: NV Zip: 89113

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

Print Name: First American Title Insurance Company

File Number: 116-2567635 KM/ KM

Address: 2500 Paseo Verde Parkway, Suite 120

City: Henderson

State: NV Zip: 89074

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