

LINCOLN COUNTY, NV

2019-156783

\$222.20

RPTT:\$187.20 Rec:\$35.00 **07/31/2019 08:30 AM**

FIRST AMERICAN TITLE PASEO VERDE Pgs=5 KE

OFFICIAL RECORD

AMY ELMER, RECORDER

APN# 013-190-33
Escrow No.: 2567641

Return to:
FATCO
2500 Paseo Verde Pkwy #120
Henderson, NV 89074

RE-RECORD GRANT BARGAIN SALE DEED

TITLE OF DOCUMENT

(This cover page must be typed or printed)

**DOCUMENT 2019-156745 IS BEING RE-RECORDED TO CORRECT THE
COUNTY AND ADD 2019 TO THE MAP INFORMATION IN THE LEGAL**

A.P.N.: 013-190-33
File No: 116-2567641 (KM)
R.P.T.T.: \$187.20

When Recorded Mail To: Mail Tax Statements To:
Jocelyn P. Pajarito and Marciano B. Pajarito
193 Golden Crown Avenue
Henderson, NV 89002

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

Jocelyn P. Pajarito and Marciano B. Pajarito, 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 2 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. 2019-156615,
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

013-190-33

A.P.N.: ~~031-190-33~~
File No: 116-2567641 (KM)
R.P.T.T.: \$187.20

LINCOLN COUNTY, NV **2019-156745**
\$222.20
RPTT:\$187.20 Rec:\$35.00 07/17/2019 04:27 PM
FIRST AMERICAN TITLE PASEO VERDE Pgs=2 KE
OFFICIAL RECORD
AMY ELMER, RECORDER

When Recorded Mail To: Mail Tax Statements To:
Jocelyn P. Pajarito and Marciano B. Pajarito
193 Golden Crown Avenue
Henderson, NV 89002

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

Jocelyn P. Pajarito and Marciano B. Pajarito, 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 2 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

013-190-33

A.P.N.: ~~031-190-33~~
File No: 116-2567641 (KM)
R.P.T.T.: \$187.20

When Recorded Mail To: Mail Tax Statements To:
Jocelyn P. Pajarito and Marciano B. Pajarito
193 Golden Crown Avenue
Henderson, NV 89002

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

Jocelyn P. Pajarito and Marciano B. Pajarito, 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 2 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, 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

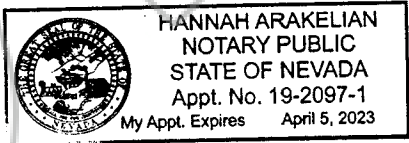
Nevada Land and Ranches, LLC, a Nevada limited liability company

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

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

This instrument was acknowledged before me on July 15, 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. 116-2357641.

*
*print date

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

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s) *OK*
 a) ~~031-190-33~~ 013-190-33
 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: \$47,900.00
 b) Deed in Lieu of Foreclosure Only (value of property) (\$ _____)
 c) Transfer Tax Value: \$47,900.00
 d) Real Property Transfer Tax Due \$187.20

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: *OK*

Capacity: Agent

Signature: _____

Capacity: _____

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

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

Print Name: Nevada Land and Ranches, LLC

Print Name: Jocelyn P. Pajarito and
Marciano B. Pajarito

Address: 617 Edgebrook Ave.

Address: 193 Golden Crown Avenue

City: Las Vegas

City: Henderson

State: NV Zip: 89145

State: NV Zip: 89002

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

Print Name: Company

File Number: 116-2567641 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)

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
 a) 013-190-33
 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: \$0
 b) Deed in Lieu of Foreclosure Only (value of property) (\$ _____)
 c) Transfer Tax Value: \$0
 d) Real Property Transfer Tax Due \$0

4. If Exemption Claimed:

- a. Transfer Tax Exemption, per 375.090, Section: 3
 b. Explain reason for exemption: Re-record document # 2019-156745 to correct the county and add 2019 to the map information in the legal

5. Partial Interest: Percentage being transferred: _____ %

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]
 Signature: [Signature]

Capacity: Agent
 Capacity: _____

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

Print Name: Nevada Land and Ranches, LLC
 Address: _____
 City: _____
 State: _____ Zip: _____

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

Print Name: Jocelyn P. Pajarito and Marciano B. Pajarito
 Address: 193 Golden Crown Avenue
 City: Henderson
 State: NV Zip: 89002

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

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

File Number: 116-2567641 KM/ If
 State: NV Zip: 89074

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