

A.P.N.: 013-030-82
File No: 116-2570092 (KM)
R.P.T.T.: \$117.00

LINCOLN COUNTY, NV **2019-156861**
\$152.00
RPTT:\$117.00 Rec:\$35.00 **08/16/2019 10:38 AM**
FIRST AMERICAN TITLE PASEO VERDE Pgs=2 KE
OFFICIAL RECORD
AMY ELMER, RECORDER

When Recorded Mail To: Mail Tax Statements To:
Henry Cuevas and Ruth Vargas Soto
3764 Calumet Farm Circle
North Las Vegas, NV 89031

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

Henry Cuevas and Ruth Vargas Soto, husband and wife as joint tenants

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. 2019-156612, IN THE OFFICE OF THE
COUNTY RECORDER OF LINCOLN COUNTY, NEVADA, LYING WITHIN THE WEST HALF
(W 1/2) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 2, TOWNSHIP 3
SOUTH, RANGE 67 EAST, M.D.B. & M.**

**EXCEPTING THEREFROM A PARCEL OF LAND CONVEYED TO THE COUNTY OF
LINCOLN IN A DOCUMENT RECORDED AUGUST 13, 2003 IN BOOK 176, PAGE 317 OF
OFFICIAL RECORDS AS INSTRUMENT NO. 120716 IN THE OFFICE OF THE COUNTY
RECORDER OF LINCOLN COUNTY, NEVADA.**

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: 07/23/2019 *print date*

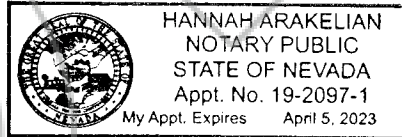
Nevada Land & Ranches LLC, a Nevada limited liability company

By: AK
Name: Audrey Kennoch
Title: Managing Member

STATE OF NEVADA)
 : ss.
COUNTY OF CLARK)

This instrument was acknowledged before me on August 7, 2019 by Audrey Kennoch, Managing Member of Nevada Land & Ranches LLC.

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



This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated July 23, 2019 under Escrow No. 116-2570092.

*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) 013-030-82
 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: \$29,900.00
 b) Deed in Lieu of Foreclosure Only (value of property) (\$ _____)
 c) Transfer Tax Value: \$29,900.00
 d) Real Property Transfer Tax Due \$117.00

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 & Ranches LLC
 Address: 617 Edgebrook Drive
 City: Las Vegas
 State: NV Zip: 89145

Print Name: Henry Cuevas and Ruth Vargas Soto
 Address: 3764 Calumet Farm Circle
 City: North Las Vegas
 State: NV Zip: 89031

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: 116-2570092 KM/ KM
 State: NV Zip: 89074

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