

A.P.N.: 013-030-93
File No: 116-2567849 (KM)
R.P.T.T.: \$136.50

LINCOLN COUNTY, NV
\$171.50
RPTT:\$136.50 Rec:\$35.00
FA NV DIRECT TITLE
OFFICIAL RECORD
AMY ELMER, RECORDER

2019-156982
09/09/2019 09:38 AM
Pgs=2 AK

When Recorded Mail To: Mail Tax Statements To:
Liza Bacana
4525 Den Martain Drive
Las Vegas, NV 89103

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

Liza Bacana, a single woman

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

PARCEL 4 OF SUBSEQUENT PARCEL MAP FOR PARCEL 3 OF MAP OF DIVISION OF LARGE PARCELS, PLAT BOOK B AT PAGE 336 DOC. #115183 FOR NEVADA LAND AND RANCHES, LLC RECORDED JUNE 17, 2019, AS FILE NO. 2019-156613, 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.

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: 06/24/2019 **print date*

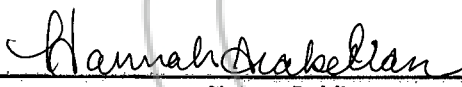
Nevada Land & Ranches, a Nevada limited liability company

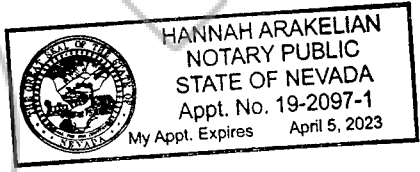
By: 

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 & Ranches.


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



This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated June 24, 2019 under Escrow No. 116-2567849.

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 013-030-93
- 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: \$34,900.00
- b) Deed in Lieu of Foreclosure Only (value of property) (\$ _____)
- c) Transfer Tax Value: \$34,900.00
- d) Real Property Transfer Tax Due \$136.50

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

Print Name: Liza Bacana

Address: 617 Edgebrook Drive

Address: 4525 Den Martain Drive

City: Las Vegas

City: Las Vegas

State: NV Zip: 89145

State: NV Zip: 89103

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

FANV-Direct Title/First American Title

Print Name: Insurance Company

File Number: 116-2567849 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)