

LINCOLN COUNTY, NV

2019-156997

\$464.00

RPTT:\$429.00 Rec:\$35.00

09/13/2019 12:16 PM

FA NV DIRECT TITLE

Pgs=2 AK

OFFICIAL RECORD

AMY ELMER, RECORDER

A.P. No. 003-141-11
Escrow No. 116-2569593-dp/lf
R.P.T.T. \$429.00

WHEN RECORDED RETURN TO:

Denise Carmen Laws and Christopher S. Laws
1600 Queen Victoria Street, Unit 101
Las Vegas, NV 89144

MAIL TAX STATEMENTS TO:

Denise Carmen Laws and Christopher S. Laws
1600 Queen Victoria Street, Unit 101
Las Vegas, NV 89144

GRANT, BARGAIN and SALE DEED

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

Daniel Nicholas Yates, as Trustee of the Daniel Nicholas Yates Living Trust, U/A dated
March 25, 2019

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

Denise Carmen Laws and Christopher S. Laws, 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:

LOT 5 IN BLOCK C OF THE WEST END ADDITION TO THE CITY OF CALIENTE, LINCOLN COUNTY, NEVADA AS SHOWN ON THE SUBDIVISION MAP THEREOF RECORDED OCTOBER 6, 1926, IN THE OFFICE OF THE COUNTY RECORDER OF LINCOLN COUNTY, NEVADA IN BOOK A OF PLATS, PAGE 44, LINCOLN COUNTY, NEVADA RECORDS.

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.

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.

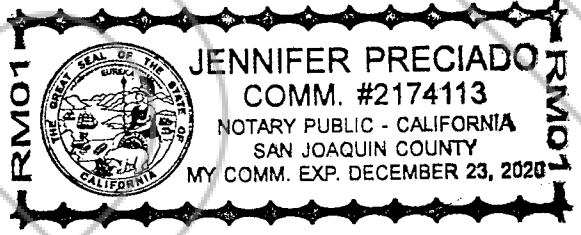
Daniel Nicholas Yates, as Trustee of the Daniel Nicholas Yates Living Trust, U/A dated March 25, 2019

D. Yates 3-9-19
Daniel Nicholas Yates, Trustee

STATE OF CA)
OF _____ : ss.
COUNTY OF San Diego)

This instrument was acknowledged before me on 9/9/19 by Daniel Nicholas Yates

JL
Notary Public
(My commission expires: 12/23/20)



This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed under Escrow No. 116-2569593

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 003-141-11
- 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: \$110,000.00
- b) Deed in Lieu of Foreclosure Only (value of property) (\$ _____)
- c) Transfer Tax Value: \$110,000.00
- d) Real Property Transfer Tax Due \$429.00
- 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
Capacity: _____

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

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

Print Name: Daniel Nicholas Yates Living Trust

Print Name: Denise Carmen Laws and
Christopher S. Laws

Address: PO Box 2424

Address: 1600 Queen Victoria Street,
Unit 101

City: Ramona

City: Las Vegas

State: CA Zip: 92065

State: NV Zip: 89144

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

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

File Number: 116-2569593 dp/ JB
State: NV Zip: 89074

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