

LINCOLN COUNTY, NV

2019-157651

\$35.00

RPTT:\$0.00 Rec:\$35.00

12/03/2019 10:48 AM

FA NV DIRECT TITLE

Pgs=4 KE

OFFICIAL RECORD

AMY ELMER, RECORDER

RECORDING COVER PAGE

(Must be typed or printed clearly in BLACK ink only
And avoid printing in the 1" margins of document)

APN# 013-190-38

(11 digit Assessor's Parcel Number may be obtained at:
<http://redrock.co.clark.nv.us/assrealprop/owner.aspx>)

TITLE OF DOCUMENT
(DO NOT Abbreviate)
GRANT BARGAIN SALE DEED

Document Title on cover page must appear EXACTLY as the first page of the document to be recorded. *****This document is being re-recorded to correct Buyers names RECORDED INCORRECTLY 11/15/2019 IN BOOK/DOCUMENT #2019157345

RECORDING REQUESTED BY:

FIRST AMERICAN TITLE

RETURN TO: Name Cynthia Dalusung Majors-Whitworth & Michael Whitworth

Address 7421 Royal Crystal Street

City/State/ZIP Las Vegas, NV 89149

MAIL TAX STATEMENT TO: (Applicable to documents transferring real property)

Name Cynthia Dalusung Majors-Whitworth & Michael Whitworth

Address 7421 Royal Crystal Street

City/State/ZIP Las Vegas, NV 89149

This page provides additional information required by NRS 111.312 Sections 1-2.
An additional recording fee of \$1.00 will apply.
To print this document properly – do not use page scaling.

LINCOLN COUNTY, NV **2019-157345**
\$159.80
RPTT:\$124.80 Rec:\$35.00 11/15/2019 01:59 PM
FA NV DIRECT TITLE Pgs=2 AE
OFFICIAL RECORD
AMY ELMER, RECORDER

A.P.N.: 013-190-38
File No: 116-2576789 (KM)
R.P.T.T.: \$124.80

When Recorded Mail To: Mail Tax Statements To:
~~Cynthia-Delusing-Majors-Whitworth and Michael-Majors-Whitworth~~ *Cynthia Dalusing Majors-Whitworth + Michael Whitworth*
7421 Royal Crystal Street
Las Vegas, NV 89149

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
~~Cynthia Dalusing Majors-Whitworth and Michael Whitworth~~ *Cynthia Dalusing Majors-Whitworth and Michael Whitworth*
~~Cynthia-Delusing-Majors-Whitworth and Michael-Majors-Whitworth~~, wife and husband as joint tenants

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

**PARCEL 3 OF SUBSEQUENT PARCEL MAP FOR NEVADA LAND & RANCHES, LLC
RECORDED JUNE 17, 2019, AS FILE NO. 2019-156617, 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, 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: 10/22/2019 *spring date*

A.P.N.: 013-190-38
File No: 116-2576789 (KM)
R.P.T.T.: \$124.80

When Recorded Mail To: Mail Tax Statements To:

~~Cynthia Delusung Majors Whitworth and Michael Majors-Whitworth~~
Cynthia Delusung Majors-Whitworth + Michael Whitworth
7421 Royal Crystal Street
Las Vegas, NV 89149

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

Cynthia Delusung Majors-Whitworth and Michael Whitworth

~~Cynthia Delusung Majors-Whitworth and Michael Majors-Whitworth~~, wife and husband as joint tenants

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

PARCEL 3 OF SUBSEQUENT PARCEL MAP FOR NEVADA LAND & RANCHES, LLC RECORDED JUNE 17, 2019, AS FILE NO. 2019-156617, 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, 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: 10/22/2019 *print date*

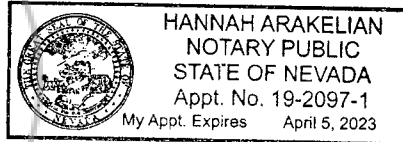
Nevada Land & Ranches LLC, a Nevada limited liability company

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

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

This instrument was acknowledged before me on November 8, 2019 by **Audrey Kennoch, Managing Member of Nevada Land & Ranches LLC.**

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



This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated **October 22, 2019** under Escrow No. **116-2576789**.

aprintdate

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

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
 a) 013-190-38
 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: \$32,000.00
 b) Deed in Lieu of Foreclosure Only (value of property) (\$ _____)
 c) Transfer Tax Value: \$32,000.00
 d) Real Property Transfer Tax Due \$124.80

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]
 Signature: _____

Capacity: Agent
 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: ~~Cynthia Delusung Majors Whitworth and Michael~~
Majors-Whitworth
 Address: 7421 Royal Crystal Street
 City: Las Vegas
 State: NV Zip: 89149

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

Print Name: FANV-Direct Title First American Title File Number: 116-2576789 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)

** Cynthia Delusung Majors Whitworth
& Michael Whitworth*

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 013-190-38
- 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: this document is being re-recorded to correct the buyer's names

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

Cynthia Dalusung Majors-Whitworth and Michael

Address: 617 Edgebrook Drive

Print Name: Whitworth

City: Las Vegas

Address: 7421 Royal Crystal Street

State: NV Zip: 89145

City: Las Vegas

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

Print Name: FANV-Direct Title /First American Title

State: NV Zip: 89149

Address: 2500 Paseo Verde Parkway, Suite 120

File Number: 116-2576789 KM/ KM

City: Henderson

State: NV Zip: 89074

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