

LINCOLN COUNTY, NV

2019-157657

\$124.70

RPTT:\$89.70 Rec:\$35.00

12/03/2019 01:31 PM

FA NV DIRECT TITLE

Pgs=2 AK

OFFICIAL RECORD

AMY ELMER, RECORDER

A.P.N.: 013-190-21
File No: 116-2576785 (KM)
R.P.T.T.: \$89.70

When Recorded Mail To: Mail Tax Statements To:
Mario G. Saturnino and Shirley C. Saturnino
2737 Snug Harbor Circle
Anchorage, AK 99507

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

Mario G. Saturnino and Shirley C. Saturnino, husband and wife as joint tenants

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

PARCEL 3 OF PARCEL MAP FOR GLENN P. MATNEY RECORDED IN BOOK D OF PLATS, PAGE 55, AS FILE NO. 141050, 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 THAT PORTION 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: 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. **116-2576785**.
*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) 013-190-21
- 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: \$22,900.00
- b) Deed in Lieu of Foreclosure Only (value of property) (\$ _____)
- c) Transfer Tax Value: \$22,900.00
- d) Real Property Transfer Tax Due \$89.70

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

Print Name: Mario G. Saturnino and
Shirley C. Saturnino

Address: 617 Edgebrook Drive

Address: 2737 Snug Harbor Circle

City: Las Vegas

City: Anchorage

State: NV Zip: 89145

State: AK Zip: 99507

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

Print Name: FANV-Direct Title/First American Title

File Number: 116-2576785 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)