

LINCOLN COUNTY, NV

2019-157672

\$124.70

RPTT:\$89.70 Rec:\$35.00

12/09/2019 03:08 PM

FA NV DIRECT TITLE

Pgs=2 KE

OFFICIAL RECORD

AMY ELMER, RECORDER

A.P.N.: 013-190-20
File No: 116-2576707 (KM)
R.P.T.T.: \$89.70

When Recorded Mail To: Mail Tax Statements To:
Geoffrey Dufrene
3320 Sunrise Avenue Suite 109
Las Vegas, NV 89101

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

Geoffrey Dufrene, an unmarried man

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

PARCEL 2 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: 10/21/2019 @print date

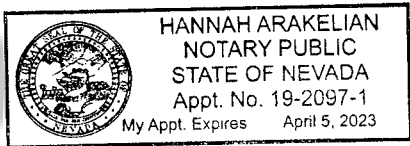
Nevada Land and Ranches, LLC, a Nevada limited liability company

By: 
Name: Audrey Kennoch
Title: Managing Member

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

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


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



This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated ~~&~~ **October 21, 2019** under Escrow No. **116-2576707**.

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) 013-190-20
- 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 and Ranches, LLC
 Address: 617 Edgebrook Drive
 City: Las Vegas
 State: NV Zip: 89145

Print Name: Geoffrey Dufrene
 Address: 3320 Sunrise Avenue Suite 109
 City: Las Vegas
 State: NV Zip: 89101

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

Print Name: FANV-Direct Title/ First American Title File Number: 116-2576707 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)