

A.P.N.: 013-160-49
File No: 119-2580207 (SC)
R.P.T.T.: \$491.40

LINCOLN COUNTY, NV
\$528.40
RPTT:\$491.40 Rec:\$37.00
FA NV NTC MAIN
OFFICIAL RECORD
AMY ELMER, RECORDER

2020-157939
01/06/2020 03:08 PM
Pgs=3 AK

When Recorded Mail To: Mail Tax Statements To:
Richard Carlson and Christine Carlson
3309 Carolina Moon Avenue
North Las Vegas, NV 89081

GRANT, BARGAIN and SALE DEED

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

Leon Nowak and Nancy Nowak, husband and wife as joint tenants with right of survivorship

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

Richard Carlson and Christine Carlson, husband and wife, as joint tenants

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

THAT PORTION OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 11, TOWNSHIP 3 SOUTH, RANGE 67 EAST, M.D.B. & M., LINCOLN COUNTY, NEVADA, DESCRIBED AS FOLLOWS:

PARCEL NO. 2 AS SHOWN ON AMENDED SUBSEQUENT PARCEL MAP FOR GARY A. CARRIGAN RECORDED MAY 18, 1999 IN BOOK B, PAGE 224 OF PLATS AS FILE NO. 112820, LINCOLN COUNTY, NEVADA.

EXCEPTING THEREFROM THAT PORTION LYING WITHIN GARY LANE AND PAULINE CIRCLE AS CONVEYED TO THE COUNTY OF LINCOLN, STATE OF NEVADA BY DEED RECORDED JUNE 13, 2002 IN BOOK 164, PAGE 350 AS DOCUMENT NO. 118320.

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: 01/03/2020

COPY

Leon Nowak

Leon Nowak

Nancy Nowak

Nancy Nowak

Nancy Nowak

NR
(LW)

Idaho *LLH*

STATE OF ~~NEVADA~~)

Kootenai : ss.

COUNTY OF ~~CLARK~~)

LLH *NR* *(LW)*

This instrument was acknowledged before me on

January 3, 2020 by

Leon Nowak and Nancy Nowak.

Linda Lea Harrison

Notary Public

(My commission expires: 11/18/2025)

Linda Lea Harrison

LINDA LEA HARRISON
COMM NO. 62643
NOTARY PUBLIC
STATE OF IDAHO
MY COMMISSION EXPIRES: NOV. 18, 2025

62643

11/18/25

This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated 12/26/2019 under Escrow No. 119-2580207

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 013-160-49
- 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: \$126,000.00
- b) Deed in Lieu of Foreclosure Only (value of property) (\$ _____)
- c) Transfer Tax Value: \$126,000.00
- d) Real Property Transfer Tax Due \$491.40

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: Leon Nowak and Nancy Nowak
Address: 5560 East Frazier Drive
City: Post Falls
State: ID Zip: 83854

Print Name: Richard Carlson and Christine Carlson
Address: 3309 Carolina Moon Avenue
City: North Las Vegas
State: NV Zip: 89081

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

Print Name: FA NY NTC MAIN
Address: 7251 West Lake Mead Blvd, Suite 100
City: Las Vegas

File Number: 119-2580207 SC/ md
State: NV Zip: 89128

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