

LINCOLN COUNTY, NV

2020-157963

\$115.00

RPTT:\$78.00 Rec:\$37.00

01/14/2020 03:58 PM

FA NV DIRECT TITLE

Pgs=4 AK

OFFICIAL RECORD

AMY ELMER, RECORDER

APN# : 013-160-50

RPTT: \$78.00

Recording Requested By:

Western Title Company

Escrow No.: 110818-CRB

When Recorded Mail To:

James Mitchell and Karen Marks

2604 Hanging Rock Drive

Las Vegas, NV 89134

Mail Tax Statements to: (deeds only)

Same as Above

#2580505

I the undersigned hereby affirm that the attached document, including any exhibits, hereby submitted for recording does not contain the social security number of any person or persons.

(Per NRS 239B.030)

Signature



Charmayne Brewer

Escrow Officer

Grant, Bargain, and Sale Deed

This page added to provide additional information required by NRS 111.312
(additional recording fee applies)

GRANT, BARGAIN AND SALE DEED

THIS INDENTURE WITNESSETH: That

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

Gary C. Carrigan, Sucessor Trustee of the 5 C Living Trust, dated April 20, 1995

do(es) hereby GRANT(s) BARGAIN SELL and CONVEY to

James Mitchell and Karen Marks, husband and wife as joint tenants with right of survivorship

and to the heirs and assigns of such Grantee forever, all the following real property situated in the City of , County of Lincoln State of Nevada bounded and described as follows:

See attached Exhibit A

TOGETHER with all tenements, hereditaments and appurtenances, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof.

Dated: 12/27/2019

5 C Living Trust, dated April 20, 1995

Gary C. Carrigan-Successor Trustee
By Gary C. Carrigan, Successor Trustee

STATE OF MONTANA } ss
COUNTY OF SANDERS
This instrument was acknowledged before me on

Gary C. Carrigan 1-9-2020

By Gary C. Carrigan.

Mary O. Shanks
Notary Public

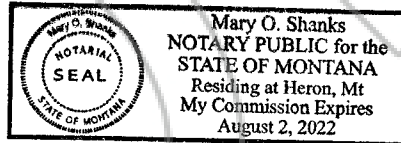


Exhibit A

The land referred to herein below is situated in the County of Lincoln, State of Nevada, and described as follows:

THAT PORTION OF THE SOUTHWEST QUARTER (SW1/4) OF THE SOUTHEAST QUARTER (SE1/4) OF SECTION 11, TOWNSHIP 3 SOUTH, RANGE 67 EAST, M.D.B. & M., LINCOLN COUNTY, NEVADA, DESCRIBED AS FOLLOWS:

PARCEL NO. 3 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 CARRIGAN AVE. AND PAULINE CIRCLE AS CONVEYED TO THE COUNTY OF LINCOLN, STATE OF NEVADA BY DEED RECORDED JUNE 13, 2002 IN BOOK 164, PAGE 353 AS DOCUMENT NO. 118321.

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessors Parcel Number(s)
a) 013-160-50

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 ONLY
 NOTES: _____

3. Total Value/Sales Price of Property: \$20,000.00
 Deed in Lieu of Foreclosure Only (value of property) ()
 Transfer Tax Value: \$20,000.00
 Real Property Transfer Tax Due: \$78.00

4. If Exemption Claimed:
 a. Transfer Tax Exemption per NRS 375.090, Section _____
 b. Explain Reason for Exemption: _____

5. Partial Interest: Percentage being transferred: %

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 *Brewer* Capacity agent
 Signature _____ Capacity _____

**SELLER (GRANTOR) INFORMATION
(REQUIRED)**
 Print Name: 5 C Living Trust
 Address: 1235 MT Hwy 56
 City: Noxon
 State: MT Zip: 59853

**BUYER (GRANTEE) INFORMATION
(REQUIRED)**
 Print Name: James Mitchell and Karen Marks
 Address: 2604 Hanging Rock Drive
 City: Las Vegas
 State: NV Zip: 89134

COMPANY/PERSON REQUESTING RECORDING
 (required if not the seller or buyer)
 Print Name: eTRCo, LLC. On behalf of Western Title Company
 Address: Yerington Office
215 W. Bridge St., Ste. 1
 City/State/Zip: Yerington, NV 89447

Esc. #: 110818-CRB

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)
Go FATCO/FANV - Direct Title
2500 Paredo Verde Pkwy #120 #
Henderson, NV 89074 2580505