

LINCOLN COUNTY, NV **2020-158060**
\$72.10
RPTT:\$35.10 Rec:\$37.00 **02/05/2020 01:51 PM**
GREENSPOON MARDER, P.A. - GM LAW Pgs=2 AK
OFFICIAL RECORD
AMY ELMER, RECORDER

A.P.N. 003-192-14

RECORDATION REQUESTED BY:

Linda K. Williams, Esq.
GREENSPOON MARDER LLP
3993 Howard Hughes Parkway
Suite 400
Las Vegas, NV 89169

**MAIL TAX STATEMENTS TO AND
WHEN RECORDED, MAIL TO:**

DAVID BRUNE
508 Burton St.
Henderson, NV 89015

R.P.T.T. \$35.10

GRANT, BARGAIN AND SALE DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, DARYL FOLKS, as Successor Trustee to The Casey E. Folks, Jr Revocable Living Trust, 3475 Boulder Hwy., Ste. C, Las Vegas, NV does hereby GRANT, BARGAIN and SELL to DAVID BRUNE and SHARON BRUNE, husband and wife, as joint tenants, 508 Burton St., Henderson, NV, the real property situate in the County of Lincoln, State of Nevada, described as follows:

A parcel of land situated in the SE1/4 of Sec. 8, T.4 S., R.67 E., M.D.M., being more particularly described as follows:

Beginning at the NE Corner of Lot 2, MAP OF DENTON HEIGHTS, as recorded in Book Plat A, Page 14, on September 11, 1906, in the Official Records of the Lincoln County Recorder;

Thence S.61°42'W. along the northerly boundary of said Lot 2, a distance of 130.00 feet to the NW Corner of said Lot 2;

Thence N.28°18'W. parallel with Denton Avenue, a distance of 30.00 feet;

Thence N.61°42'E. parallel with the said northerly boundary of Lot 2, a distance of 130.00 feet to a point on the westerly right-of-way of Denton Avenue;

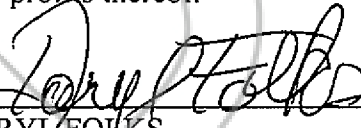
Thence S.28°18'E. along said right-of-way a distance of 30.00 feet to the point of beginning.

Containing 0.090 acre, more or less.

SUBJECT TO:

- 1) All general and special taxes for the current fiscal year.
- 2) Covenants, conditions, restrictions, rights, rights of way, easements, and reservations of record, if any.

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.



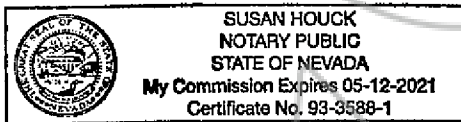
DARYL FOLKS,
Successor Trustee to The Casey E. Folks, Jr
Revocable Living Trust


STATE OF NEVADA

COUNTY OF CLARK

} ss:

On January 29, 2020, before me, the undersigned, a Notary Public in and for said County and State, personally appeared DARYL FOLKS, known to me to be the person whose names are subscribed to the within instrument, and acknowledged to me that he executed the same.





Notary Public in and for
said County and State

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
 a. 003-192-14
 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
 Other

FOR RECORDERS OPTIONAL USE ONLY
 Book _____ Page: _____
 Date of Recording: _____
 Notes: _____

3.a. Total Value/Sales Price of Property \$ 8646.00
 b. Deed in Lieu of Foreclosure Only (value of property (_____)
 c. Transfer Tax Value: \$ 9000.00
 d. Real Property Transfer Tax Due \$ 35.10

4. **If Exemption Claimed:**
 a. Transfer Tax Exemption per NRS 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 *David Brune* Capacity: Successor Trustee
 Signature _____ Capacity: _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)
 Print Name: Casey E Folks Jr Rev Liv Trst
 Address: 3475 Boulder Hwy., Ste. C
 City: Las Vegas
 State: NV Zip: 89121

BUYER (GRANTEE) INFORMATION
(REQUIRED)
 Print Name: David Brune & Sharon Brune
 Address: 508 Burton St
 City: Henderson
 State: NV Zip: 89015

COMPANY/PERSON REQUESTING RECORDING (Required if not seller or buyer)
 Print Name: L. Williams GreenspoonMarder Escrow # _____
 Address: 3993 HowardHughes Pkwy, #400
 City: Las Vegas State: NV Zip: 89169