

LINCOLN COUNTY, NV

**2020-158062**

\$37.00

RPTT:\$0.00 Rec:\$37.00

**02/06/2020 10:21 AM**

EVANS & ASSOCIATES

Pgs=2 AK

**OFFICIAL RECORD**

AMY ELMER, RECORDER

E07

APN: **008-351-06**  
**008-351-07**

**MAIL TAX NOTICE/BILL/  
RECORDED DEED TO:**

**JB2, LLC  
6884 Tomiyasu  
Las Vegas, NV 89120**

Space Above this Line For Recorder's Use

## **GRANT, BARGAIN, SALE DEED**

The undersigned grantors:

**1984 Bolognese Family Trust**

does hereby convey, grant, bargain, sell and warrant to the following grantees:

**JB2, LLC,**

the grantor's interest in the real property located in the County of Lincoln, State of Nevada described as follows:

**Lots Thirty (30) through Thirty-Two (32) of Mountain View Estates Unit No. 2 Subdivision, according to the official map thereof, filed in the office of the County Recorder of Lincoln County on September 20, 1971, as File No. 50858; formerly known as Evergreen Flats Unit No. 2 Subdivision, filed in the Office of the County Recorder of Lincoln County, Nevada, on June 7, 1971, as File No. 50129.**

The property is conveyed with all warranties of title (subject to each encumbrance, covenant, restriction, reservation and right-of-way of record), together with each and every tenement, hereditament, and appurtenance thereof.

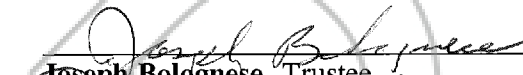
The grantee(s), as Trustee(s) of the above-referenced Trust, may sell, encumber, or otherwise transfer said property, or any interest therein, and no person dealing with said Trustee(s) has any duty to inquire as to the terms of the Trust or as to the application of the proceeds from the sale, transfer, or encumbrance hereof.

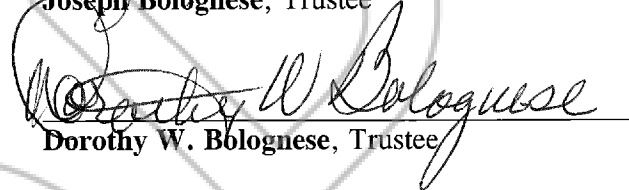
The undersigned grantors, under penalties of perjury, declares that the actual consideration received for this conveyance was none.

DATED: 01-24-2020

**GRANTOR:**

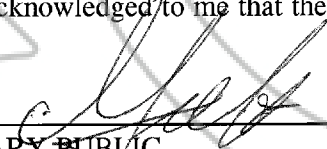
**1984 BOLOGNESE FAMILY TRUST**


  
 \_\_\_\_\_  
**Joseph Bolognese, Trustee**

  
 \_\_\_\_\_  
**Dorothy W. Bolognese, Trustee**

STATE OF NEVADA            )  
  ) ss.  
COUNTY OF CLARK        )

On this 24 day of JANUARY, 2020 personally appeared before me, a Notary Public, **Joseph Bolognese** and **Dorothy W. Bolognese**, who are personally known or proved to me to be the persons whose names are subscribed to the above instrument and who acknowledged to me that they signed the instrument.

  
 \_\_\_\_\_  
 NOTARY PUBLIC

	MARIA G. GONZALEZ
	NOTARY PUBLIC
	STATE OF NEVADA
	My Commission Expires: 11-07-2021 Certificate No: 13-9858-1

**STATE OF NEVADA  
DECLARATION OF VALUE**

**FOR RECORDERS OPTIONAL USE ONLY**

1. Assessor Parcel Number(s)

- (a) 008-351-06
- (b) 008-351-07
- (c) \_\_\_\_\_
- (d) \_\_\_\_\_

Document Instrument #: \_\_\_\_\_  
 Book: \_\_\_\_\_ Page: \_\_\_\_\_  
 Date of Recording \_\_\_\_\_  
 Notes: \_\_\_\_\_

2. Type of Property:

- (a)  Vacant Lot
- (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 \_\_\_\_\_

3. Total Value/Sales Price of Property

\$ \_\_\_\_\_  
 Deed in Lieu of Foreclosure Only (value of Property) ( \_\_\_\_\_ )  
 Transfer Tax Value \$ \_\_\_\_\_  
 Real Property Transfer Tax Due \$ \_\_\_\_\_

4. **If Exemption Claimed:**

- a. Transfer Tax Exemption per NRS 375.090, Section 7
  - b. Explain Reason for Exemption: Transfer to/from Trust; no consideration.
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 Rochey Bolognese Capacity: \_\_\_\_\_ Grantor \_\_\_\_\_

Signature \_\_\_\_\_ Capacity: \_\_\_\_\_ Grantee \_\_\_\_\_

**SELLER (GRANTOR) INFORMATION**      **BUYER (GRANTEE) INFORMATION**  
**(Required)**                                      **(Required)**

Print Name: 1984 Bolognese Family Trust      Print Name: JB2, LLC  
 Address: 6884 Tomiyasu Lane      Address: 6884 Tomiyasu Lane  
 City: Las Vegas      City: Las Vegas  
 State: Nevada      Zip: 89120      State: Nevada      Zip: 89120

**Company/Person Requesting Recording (required if not seller or buyer)**

**Evans & Associates**  
**2400 S. Cimarron Rd. #140**  
**Las Vegas, NV 89117**