

A.P. No. 004-071-10  
Escrow No. 116-2582919-dp/lf  
R.P.T.T. \$780.00

WHEN RECORDED RETURN TO:  
Rebekah Hatch and Ryan Hatch  
42 Purple Sage Avenue  
Alamo, NV 89001

MAIL TAX STATEMENTS TO:  
Rebekah Hatch and Ryan Hatch  
42 Purple Sage Avenue  
Alamo, NV 89001

**GRANT, BARGAIN and SALE DEED**

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

Minerva Pearl Hatch, Trustee of the Roger J. and Minerva Pearl Hatch Family Trust, dated the 7 day of September 2006

do(es) hereby GRANT, BARGAIN and SELL to

Rebekah Hatch and Ryan Hatch, wife and husband as joint tenants with right of survivorship

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

**THAT PART OF LOT 3 IN BLOCK 57 IN THE TOWN OF ALAMO, NEVADA DESCRIBED AS:**

**BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 3, AND THENCE RUNNING EAST 247.5 FEET; THENCE SOUTH 86.5 FEET; THENCE WEST 247.5 FEET; THENCE NORTH 86.5 FEET; TO THE PLACE OF BEGINNING.**

**NOTE: THE ABOVE METES AND BOUNDS DESCRIPTION APPEARED PREVIOUSLY IN THAT CERTAIN DOCUMENT RECORDED SEPTEMBER 27, 2006, IN BOOK 223, PAGE 162, AS INSTRUMENT NO. 127487.**

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.

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.

Minerva Pearl Hatch, Trustee of the Roger J.  
and Minerva Pearl Hatch Family Trust, dated the  
7 day of September 2006

*Minerva Pearl Hatch, Trustee*  
Minerva Pearl Hatch, Trustee

STATE OF **NEVADA** )  
 ) : **SS.**  
COUNTY OF )  
Clark )

This instrument was acknowledged before me on  
Feb 11 2020 by  
**Minerva Pearl Hatch.**

*Christina Ibarra*  
Notary Public  
(My commission expires: Jan 16 2024 )

This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed under Escrow  
No. 116-2582919



**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)  
 a) 004-071-10  
 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: \$200,000.00  
 b) Deed in Lieu of Foreclosure Only (value of property) ( \$ \_\_\_\_\_ )  
 c) Transfer Tax Value: \$200,000.00  
 d) Real Property Transfer Tax Due \$780.00

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)**  
 Roger J. and Minerva Pearl Hatch  
 Print Name: Family Trust  
 Address: P.O. Box 815  
 City: Moapa  
 State: NV Zip: 89025

**BUYER (GRANTEE) INFORMATION (REQUIRED)**  
 Rebekah Hatch and Ryan  
 Print Name: Hatch  
 Address: 4018 Oak Lane  
 City: Hiko  
 State: NV Zip: 89017

**COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)**  
 FANV-Direct Title/First American Title  
 Print Name: Insurance Company File Number: 116-2582919 dp/ dp  
 Address: 2500 Paseo Verde Parkway, Suite 120  
 City: Henderson State: NV Zip: 89074

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