

LINCOLN COUNTY, NV

2020-158085

\$134.50

RPTT:\$97.50 Rec:\$37.00

02/13/2020 03:58 PM

FA NV DIRECT TITLE

Pgs=2 AK

OFFICIAL RECORD

AMY ELMER, RECORDER

A.P. No. 003-192-17 19
Escrow No. 116-2582768-dp/CJ
R.P.T.T. \$97.50

WHEN RECORDED RETURN TO:

Rufino Cordero
359 Nebraska Avenue
Henderson, NV 89015

MAIL TAX STATEMENTS TO:

Rufino Cordero
359 Nebraska Avenue
Henderson, NV 89015

GRANT, BARGAIN and SALE DEED

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

Russell S. Wells, Trustee of the Russell S. Wells Trust Agreement dated 9/26/2017
formerly known as the Heirloom Trust

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

Rufino Cordero, an unmarried man

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

LOT 22 IN BLOCK B OF THE MAP OF REVERSION TO ACREAGE FOR HEIRLOOM FAMILY TRUST, ACCORDING TO THE MAP THEREOF, FILED IN THE OFFICE OF THE COUNTY RECORDER OF LINCOLN COUNTY, STATE OF NEVADA, ON AUGUST 19, 2019, AS DOCUMENT NO. 156897, OF OFFICIAL RECORDS.

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.

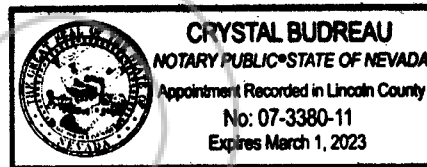
Russell S. Wells, Trustee of the Russell S. Wells Trust Agreement dated 9/26/2017 formerly known as the Heirloom Trust

Ⓡ Russell S. Wells
Russell S. Wells, Trustee

STATE OF NEVADA)
: ss.
COUNTY OF LINCOLN)

This instrument was acknowledged before me on
11 Feb. 2020 by
Russell S. Wells .

Crystal Budreau
Notary Public
(My commission expires: Mar 1, 2023)



This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed under Escrow No. 116-2582768

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 003-192-17 19
- 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: \$25,000.00
- b) Deed in Lieu of Foreclosure Only (value of property) (\$ _____)
- c) Transfer Tax Value: \$25,000.00
- d) Real Property Transfer Tax Due \$97.50

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)**

Russell S. Wells Trust Agreement
formerly known as the Heirloom

Print Name: Trust

Address: Post Office Box 789

City: Caliente

State: NV Zip: 89008

**BUYER (GRANTEE) INFORMATION
(REQUIRED)**

Print Name: Rufino Cordero

Address: 359 Nebraska Avenue

City: Henderson

State: NV Zip: 89015

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

FANV-Direct Title / First American Title

Print Name: Insurance Company

File Number: 116-2582768 dp/ JB

Address: 2500 Paseo Verde Parkway, Suite 120

City: Henderson

State: NV Zip: 89074

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