

LINCOLN COUNTY, NV

**2020-158105**

\$111.10

RPTT:\$74.10 Rec:\$37.00

**02/20/2020 01:34 PM**

FA NV NTC MAIN

Pgs=5 AK

**OFFICIAL RECORD**

**AMY ELMER, RECORDER**

A.P.N.: 013-042-40

File No: 13895-2570993

Recording Requested by:  
First American Title Insurance Company

When Recorded Mail To:  
Madeline Heller  
3890 Graphic Center Dr  
Las Vegas, NV 89118

***Grant Bargain Sale Deed - This Document is Signed in Counterpart***

This page added to provide additional information required by NRS 111.312 Section 1-2

This cover page must be typed or printed clearly in black ink only.

A.P.N.: 013-042-40  
File No: 13895-2570993 (TV)  
R.P.T.T.: \$74.10

When Recorded Mail To: Mail Tax Statements To:  
Madeline Heller  
3890 Graphic Center Dr  
Las Vegas, NV 89118

***GRANT, BARGAIN and SALE DEED***

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

Ted Price, Charles Gregory Price and Kenneth Marion Price, Jr., as tenants in common

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

Madeline Heller, an unmarried woman

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

**LOT 41B AS SHOWN ON PARCEL MAP FOR KENNETH M. PRICE & JANE PRICE,  
RECORDED DECEMBER 5, 1995 IN PLAT BOOK A, PAGE 462, AS FILE NO. 104327, IN  
THE OFFICE OF THE COUNTY RECORDER OF LINCOLN COUNTY, NEVADA, LOCATED IN  
A PORTION OF N1/2 OF SECTION 3, TOWNSHIP 3 SOUTH, RANGE 67 EAST, MDB&M.**

*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.

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.

Date: 08/06/2019



Charles Gregory Price

Charles Gregory Price

Patrick Price  
Patrick Price

STATE OF Colorado )  
 ) : ss.  
COUNTY OF Mesa )

This instrument was acknowledged before me on August 20<sup>th</sup> 2019. by  
Charles Gregory Price ~~and Patrick Price~~.

Gabriela C. Spinu.  
Notary Public  
(My commission expires: 10-29-22)

GABRIELA C SPINU  
NOTARY PUBLIC  
STATE OF COLORADO  
NOTARY ID 20184042108  
MY COMMISSION EXPIRES 10/29/2022

This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed  
under Escrow No. **13895-2570993**.

\* Signed in Counterpart

Charles Gregory Price

Kenneth Marion Price, Jr

Kenneth Marion Price Jr

\* Signed in Counterpart

Ted Price

STATE OF Washington ; ss.  
COUNTY OF Pacific ;

This instrument was acknowledged before me on February 7, 2020 by  
Kenneth Marion Price, Jr.

Jodi Lee Haskin  
Notary Public  
(My commission expires: August 25, 2022)

This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed  
under Escrow No. **13895-2570993**.

**JODI LEE HASKIN**  
NOTARY PUBLIC  
STATE OF WASHINGTON  
COMMISSION No. 173501  
My Commission Expires: August 25, 2022

**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 013-042-40
- 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: \$19,000.00
- b) Deed In Lieu of Foreclosure Only (value of property) ( \$ \_\_\_\_\_ )
- c) Transfer Tax Value: \$19,000.00
- d) Real Property Transfer Tax Due \$74.10

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: *Kenneth Marion Price* Capacity: Grantor  
Signature: \_\_\_\_\_ Capacity: Grantee

**SELLER (GRANTOR) INFORMATION  
(REQUIRED)**

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

Ted Price, Charles Gregory  
Print Name: Price, Kenneth Marion Print Name: Madeline Heller  
Address: 2325 Eagle Point Court Address: 3890 Graphic Center Dr  
City: Grand Junction City: Las Vegas  
State: CO Zip: 81507 State: NV Zip: 89118

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

Print Name: FA NV NTC MAIN File Number: 13895-2570993 TV/ TV  
Address 2500 North Buffalo Drive, Suite 120  
City: Las Vegas State: NV Zip: 89128

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