

LINCOLN COUNTY, NV

2020-158133

\$263.20

RPTT:\$226.20 Rec:\$37.00

02/28/2020 10:37 AM

FA NV DIRECT TITLE

Pgs=2 AK

OFFICIAL RECORD

AMY ELMER, RECORDER

A.P. No. 005-251-28
Escrow No. 116-2584307-dp/lf
R.P.T.T. \$226.20

WHEN RECORDED RETURN TO:

Timothy G. Bradley, Trustee of the ZTB Trust
1680 Bridle Drive
Henderson, NV 89002

MAIL TAX STATEMENTS TO:

Timothy G. Bradley, Trustee of the ZTB Trust
1680 Bridle Drive
Henderson, NV 89002

GRANT, BARGAIN and SALE DEED

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

Roy O. Bowditch Jr. and Winifred G. Bowditch Trustees, The Bowditch Family Trust dated
December 3, 1993

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

Timothy G. Bradley, Trustee of the ZTB Trust

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

PARCEL 1G OF MERGER AND RESUBDIVISION OF PARCEL 1 (REVISED) OF PLAT BOOK C PAGE 13 AND PARCEL 3A OF PLAT BOOK B PAGE 479 AND PARCEL 2A OF PLAT BOOK B, PAGE 374, FOR RICHARD MOSER & ALLISON NEWLON, RECORDED NOVEMBER 03, 2003, IN PLAT BOOK C, PAGE 14 AS FILE NO. 121197, IN THE SE 1/4 SECTION 25, T.5 N., R.65 E., M.D.M., LINCOLN COUNTY, NEVADA.

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.

Roy O. Bowditch Jr. and Winifred G. Bowditch
Trustees, The Bowditch Family Trust dated
December 3, 1993

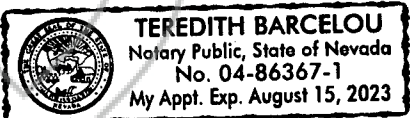
Roy O. Bowditch Jr. Trustee
Roy O. Bowditch, Jr., Trustee

Winifred G. Bowditch Trustee
Winifred G. Bowditch, Trustee

STATE OF **NEVADA**)
: **ss.**
COUNTY OF **CLARK**)

This instrument was acknowledged before me on
February 26, 2020 by
Roy O. Bowditch Jr. and Winifred G. Bowditch

[Signature]
Notary Public
(My commission expires: Aug 15 2023)



#04-86367-1 Teredith Barcelou

This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed under Escrow
No. 116-2584307

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 005-251-28
- 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: \$58,000.00
- b) Deed in Lieu of Foreclosure Only (value of property) (\$ _____)
- c) Transfer Tax Value: \$58,000.00
- d) Real Property Transfer Tax Due \$226.20

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)**

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

Print Name: The Bowditch Family Trust

Print Name: ZTB Trust

Address: P.O. Box 267

Address: 1680 Bridle Drive

City: Pahrump

City: Henderson

State: NV Zip: 89041

State: NV Zip: 89002

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

FANV-Direct Title/First American Title

Print Name: Insurance Company

File Number: 116-2584307 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)