

LINCOLN COUNTY, NV

**2020-158247**

\$251.50

RPTT:\$214.50 Rec:\$37.00

**04/10/2020 03:45 PM**

FA NV NTC MAIN

Pgs=4 AE

**OFFICIAL RECORD**

**AMY ELMER, RECORDER**

A.P.N.: 012-210-26

File No: 13895-2587546

Recording Requested by:  
First American Title Insurance Company

When Recorded Mail To:  
Albert Karl Krumins and William Francis Daniels  
7604 Rubicon Crt  
LV NV 89128

***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.: 012-210-26  
File No: 13895-2587546 (TV)  
R.P.T.T.: \$214.50

When Recorded Mail To: Mail Tax Statements To:  
Albert Karl Krumins and William Francis Daniels  
7604 Rubicon Court  
Las Vegas, NV 89128

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

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

Harold M. Byrne, a single man, as to an undivided 1/4 interest and Shane A. Byrne and Catherine Byrne, husband and wife, as to an undivided 1/4 interest and Harold Lee, a single man, as to an undivided 1/4 interest

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

Albert Karl Krumins, a married man as his sole and separate property and William Francis Daniels, a married man as his sole and separate property, as tenants in common

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

**THE SOUTH HALF (S1/2) OF THE SOUTHEAST QUARTER (SE1/4) OF THE SOUTHEAST QUARTER (SE1/4) OF SECTION 20, TOWNSHIP 2 SOUTH, RANGE 68 EAST, IN THE COUNTY OF LINCOLN, STATE OF NEVADA.**

*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: 04/02/2020

\* Signed in Counter part

Harold M Byrne

[Signature]

Shane A Byrne

[Signature]

Catherine Byrne

[Signature]

Harold Lee

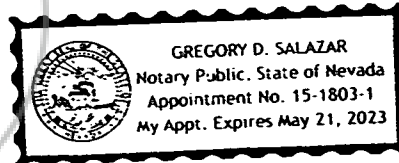
Shane A Byrne

Catherine Byrne


STATE OF NEVADA )  
COUNTY OF CLACK ) : ss.

This instrument was acknowledged before me on 2nd April 2020 by Harold Lee, Shane A Byrne and Catherine Byrne

[Signature]  
Notary Public  
(My commission expires: May 21 2023)



This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed under Escrow No. **13895-2587546**.

  
Harold M Byrne

*\* Signed in Counterpart*

Shane A Byrne

*\* Signed in Counterpart*

Catherine Byrne

*\* Signed in Counterpart*

Harold Lee

STATE OF Kentucky )  
COUNTY OF Fayette ) ss.

This instrument was acknowledged before me on April 2, 2020 by Harold Byrne

Dwayne Tyree  
Notary Public  
(My commission expires: January 24, 2021)

DWAYNE TYREE NOTARY PUBLIC STATE AT LARGE KENTUCKY ID# 572196 MY COMMISSION EXPIRES JANUARY 24, 2021
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This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed under Escrow No. **13895-2587546**.

**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 012-210-26
- 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: \$55,000.00
- b) Deed in Lieu of Foreclosure Only (value of property) ( \$ \_\_\_\_\_ )
- c) Transfer Tax Value: \$55,000.00
- d) Real Property Transfer Tax Due \$214.50

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]  
Signature: \_\_\_\_\_

Capacity: Grantor  
Capacity: \_\_\_\_\_

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

Harold M Byrne and Shane A  
Byrne and Catherine Byrne and  
Print Name: Harold Lee  
Address: 118 Sunny Side Trail  
City: Lexington  
State: KY Zip: 40511

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

William Francis  
Francis  
Print Name: Albert Krumins  
Address: 7604 Rubicon Court  
City: Las Vegas  
State: NV Zip: 89128

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

FANV NTC Main  
Print Name: 2500 Paseo Verde Title File Number: 13895-2587546 TV/ TV  
Address: Henderson #122 State: NV Zip: 89014  
City: \_\_\_\_\_

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