

A.P.N.: 004-071-03
File No: 13895-2582210 (TV)
R.P.T.T.: \$Exempt 5

LINCOLN COUNTY, NV	2020-158297
\$37.00	
RPTT:\$0.00 Rec:\$37.00	04/29/2020 01:04 PM
FA NV NTC MAIN	Pgs=2 KE
OFFICIAL RECORD	
AMY ELMER, RECORDER	E05

When Recorded Mail To: Mail Tax Statements To:
Leonard Taylor
PO Box 356
Alamo Nv 89001

GRANT, BARGAIN and SALE DEED

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

Amanda Taylor, spouse of the grantee

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

Leonard Taylor, a married man as his sole and separate property

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

BEGINNING AT A POINT 247.5 FEET EAST OF THE NORTHEAST CORNER OF LOT 2 BLOCK 57, OF THE ALAMO TOWN SITE, SAID POINT BEING ON THE SOUTH STREET LINE OF BROADWAY STREET, THENCE CONTINUING ALONG THE SAME LINE 100 FT. EAST, THENCE SOUTH 247.5 FT., THENCE WEST 100 FT. TO THE EAST BOUNDARY LINE OF THE G.F. KAZE PROPERTY WHICH IS ALSO WHAT IS KNOWN AS LOT 1 IN BLOCK 57, THENCE NORTH 247.5 FT. TO THE PLACE OF BEGINNING.

NOTE : THE ABOVE METES AND BOUND DESCRIPTION APPEARED PREVIOUSLY IN THAT CERTAIN DOCUMENT RECORDED JUNE 13, 2013, IN BOOK 279, PAGE 0493, AS INSTRUMENT NO. 0143535.

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.

THIS DEED IS GIVEN TO DIVEST ANY COMMUNITY PROPERTY INTEREST Amanda Taylor MAY HAVE IN THE ABOVE DESCRIBED REAL PROPERTY BY REASON OF HIS/HER MARRIAGE TO Leonard Taylor.

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.

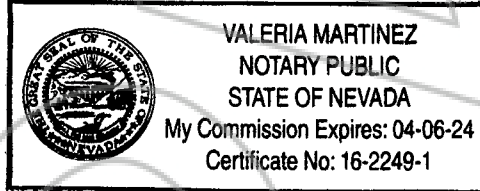
Date: 04/27/2020

Amanda R Taylor
Amanda Taylor

STATE OF Nevada)
COUNTY OF Clark) :SS.

This instrument was acknowledged before me on
4/10/24 by
Amanda Taylor

Valeria Martinez
Notary Public
(My commission expires: 4/10/24)



COPIES

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 004-071-03
- 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: _____ \$

b) Deed in Lieu of Foreclosure Only (value of property) (_____ \$)

c) Transfer Tax Value: _____ \$

d) Real Property Transfer Tax Due _____ \$

4. **If Exemption Claimed:**

a. Transfer Tax Exemption, per 375.090, Section: 5

b. Explain reason for exemption: spouse to spouse

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: Amanda R Taylor

Capacity: Grantor

Signature: Leonard Taylor

Capacity: Grantee

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

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

Print Name: Amanda Taylor

Print Name: Leonard Taylor

Address: PO Box 356

Address: PO Box 356

City: Primo

City: Primo

State: NV Zip: 89001

State: NV Zip: 89001

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

Print Name: FANY - DIRECT TITLE First American Title File Number: 13895-2582210 TV/ TV

Address: 2500 Paseo Verde Pkwy #120

City: Henderson State: NV Zip: 89074

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