

A.P.N.: 013-190-31  
File No: 116-2589081 (ST)  
R.P.T.T.: \$152.10

LINCOLN COUNTY, NV  
\$189.10  
RPTT:\$152.10 Rec:\$37.00  
FA NV DIRECT TITLE  
OFFICIAL RECORD  
AMY ELMER, RECORDER

**2020-158306**  
**04/30/2020 02:25 PM**  
Pgs=2 AK

When Recorded Mail To: Mail Tax Statements To:  
Warren Judson Fisher  
5608 Beckett Hill Court  
Las Vegas, NV 89135

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

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

Nevada Land and Ranches, LLC, a Nevada Limited Liability Company

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

Warren Judson Fisher, an unmarried man

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

**PARCEL 4 OF SUBSEQUENT PARCEL MAP FOR NEVADA LAND & RANCHES, LLC  
RECORDED JUNE 17, 2019, AS FILE NO. 2019-156615, IN THE OFFICE OF THE  
COUNTY RECORDER OF LINCOLN COUNTY, NEVADA, LYING WITHIN THE SOUTH  
HALF (S 1/2) OF SECTION 3, TOWNSHIP 3 SOUTH, RANGE 67 EAST, M.D.B. & M.**


**EXCEPTING THEREFROM ANY PORTION LYING IN MABEL TRAIL, DEDICATED AS A  
PUBLIC ROAD PER MAP RECORDED JUNE 17, 2019 AS DOCUMENT NO. 2019-156615,  
OFFICIAL RECORDS, LYON COUNTY.**

*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

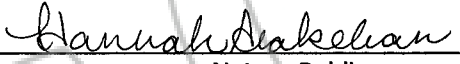
1. All general and special taxes for the current fiscal year.
2. Covenants, Conditions, Restrictions, Reservations, Rights, Rights of Way and Easements now of record.

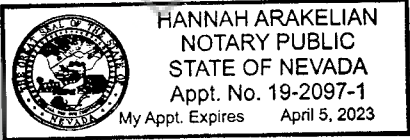
Nevada Land and Ranches, LLC, a Nevada Limited Liability Company

By:   
Name: Audrey Kennoch  
Title: Managing Member

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

This instrument was acknowledged before me on April 28<sup>th</sup>, 2020 by **Audrey Kennoch.**

  
Notary Public  
(My commission expires: 4/5/2023 )



This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed under Escrow No. **116-2589081.**

**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)  
 a) 013-190-31  
 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: \$38,900.00  
 b) Deed in Lieu of Foreclosure Only (value of property) ( \$ \_\_\_\_\_ )  
 c) Transfer Tax Value: \$38,900.00  
 d) Real Property Transfer Tax Due \$152.10

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

Capacity: Agent  
 Capacity: \_\_\_\_\_

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

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

Print Name: Nevada Land and Ranches, LLC, a Nevada Limited Liability Company  
 Address: 7000 Smoke Ranch Road, Suite 150  
 City: Las Vegas  
 State: NV      Zip: 89128

Print Name: Warren Judson Fisher  
 Address: 5608 Beckett Hill Court  
 City: Las Vegas  
 State: NV      Zip: 89135

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

*FANV - Direct Title*  
 Print Name: First American Title Insurance Company  
 Address: 2500 Paseo Verde Parkway, Suite 120  
 City: Henderson

File Number: 116-2589081 ST/ ST  
 State: NV      Zip: 89074

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