

A.P.N.: 011-220-02
File No: 13895-2586382 (TV)
R.P.T.T.: \$Exempt 5

LINCOLN COUNTY, NV
\$37.00
RPTT:\$0.00 Rec:\$37.00
FA NV NTC MAIN
OFFICIAL RECORD
AMY ELMER, RECORDER
2020-158349
05/15/2020 02:01 PM
Pgs=2 KE
E05

When Recorded Mail To: Mail Tax Statements To:
Amber Dawn Luke
1317 Old Sharp Lane
Lincoln County, NV 89017

GRANT, BARGAIN and SALE DEED

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

Matthew E Martin, spouse of the grantee

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

Amber Dawn Luke, a married woman as her sole and separate property

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

A PORTION OF NW4 SE4 SECTION 32, TOWNSHIP 6 SOUTH, RANGE 61 EAST M.D.H. BEING, LOT 4 OF PARCEL MAP DOC. NO. 77005 LINCOLN COUNTY, NEVADA RECORDS, BEING MORE SPECIFICALLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST 1/4 CORNER OF SAID SECTION 32, THENCE 88 DEGREES 48 FEET 51 INCHES WITH A DISTANCE OF 1,817.69 FEET, THENCE 7 DEGREES 48 FEET AND 36 INCHES, E. A DISTANCE OF 30.37 FEET TO THE POINT OF BEGINNING, THENCE CONTINUING S 7 DEGREES 48 FEET AND 36 INCHES, E A DISTANCE OF 256.76 FEET, THENCE S 87 DEGREES 53 FEET AND 27 INCHES, W A DISTANCE OF 443.61 FEET: THENCE N 1 DEGREE 40 FEET AND 45 INCHES, W A DISTANCE OF 279.45 EET, THENCE S 88 DEGREES 48 FEET 51 INCHES, E A DISTANCE OF 416.69 FEET TO THE TRUE POINT OF BEGINNING.

NOTE: THE ABOVE METES AND BOUND DESCRIPTION APPEARED PREVIOUSLY IN THAT CERTAIN DOCUMENT RECORDED SEPTEMBER 11, 2009, IN BOOK 250, PAGE 708, AS INSTRUMENT NO. 134255.

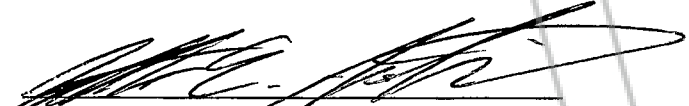
Subject to

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.
3. Existing encumbrance of record.

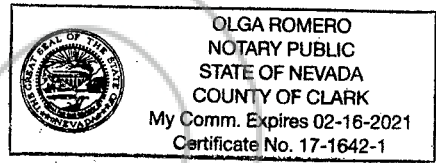
THIS DEED IS GIVEN TO DIVEST ANY COMMUNITY PROPERTY INTEREST Matthew E Martin MAY HAVE IN THE ABOVE DESCRIBED REAL PROPERTY BY REASON OF HIS/HER MARRIAGE TO Amber Dawn Luke.

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.

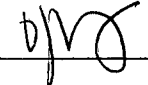
Date: ~~05/11/2020~~
05/15/2020


Matthew E Martin
Matthew E Martin

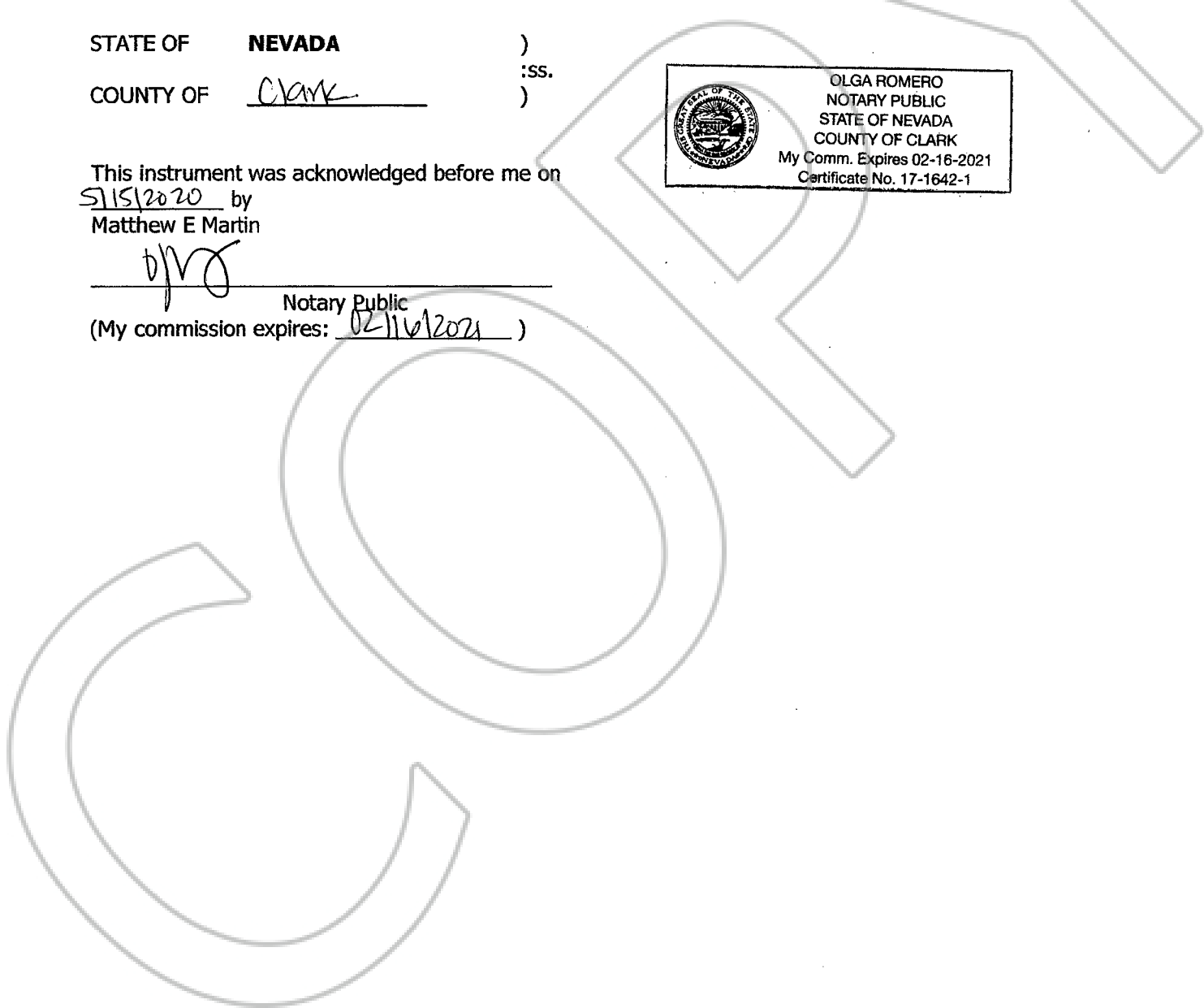
STATE OF **NEVADA**)
COUNTY OF Clark)
:ss.



This instrument was acknowledged before me on 5/15/2020 by
Matthew E Martin



Notary Public
(My commission expires: 02/16/2021)



**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 011-220-02
- 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 WITHOUT CONSIDERATION

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: Grantor

Signature: _____

Capacity: _____

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

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

Print Name: Matthew E Martin

Print Name: Amber Dawn Luke

Address: 1317 Old Sharp Ln.

Address: 1317 Old Sharp Lane

City: Hiko

City: Lincoln County

State: Nevada Zip: 89017

State: NV Zip: 89017

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

Print Name: FANY-Direct Time / First American Title

File Number: 13895-2586382 TV/ TV

Address: 2500 Paseo Verde #120

City: Henderson

State: NV Zip: 89014

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