

LINCOLN COUNTY, NV

2020-158615

\$887.20

RPTT:\$850.20 Rec:\$37.00

06/12/2020 12:04 PM

FA NV NTC MAIN

Pgs=3 AK

OFFICIAL RECORD

AMY ELMER, RECORDER

A.P.N.: 005-031-03  
File No: 13895-2589003 (TV)  
R.P.T.T.: \$850.20

When Recorded Mail To: Mail Tax Statements To:  
Daniel Banks  
9112 Rusty Rifle Avenue  
Las Vegas, NV 89143

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

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

Fred Junior Ahlvers and Jani Sue Ahlvers, Trustees of The Fred & Jani Ahlvers Living Trust dated 2/20/18

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

Daniel Banks, an unmarried man

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

**THAT CERTAIN REAL PROPERTY SITUATE, LYING AND BEING IN THE COUNTY OF LINCOLN, STATE OF NEVADA, AND MORE PARTICULARLY DESCRIBED AS BEING A PORTION OF THE SOUTHEAST QUARTER (SE 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 13, TOWNSHIP 9 NORTH, RANGE 65 EAST, M.D.M., AND MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, TO-WIT:**

**BEGINNING AT A POINT ON THE WEST BOUNDARY OF THE SOUTHEAST QUARTER (SE 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 13, TOWNSHIP 9 NORTH, RANGE 65 EAST, M.D.M., WHICH LIES SOUTH 38° 48' 12" EAST, A DISTANCE OF 2010.06 FEET FROM THE NORTHWEST CORNER OF SAID SECTION 13; THENCE EAST A DISTANCE OF 197.13 FEET TO A POINT; THENCE SOUTH A DISTANCE OF 295.16 FEET TO A POINT; THENCE WEST A DISTANCE OF 197.23 FEET TO A POINT ON THE WEST BOUNDARY; THENCE NORTH 0° 01' 10" EAST, ALONG SAID WEST BOUNDARY A DISTANCE OF 295.1 FEET TO THE POINT OF BEGINNING.**

**SAID LAND LYING WITHIN THE SOUTHEAST QUARTER (SE 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 13, TOWNSHIP 9 NORTH, RANGE 65 EAST, M.D.M., DEEDED TO THE STATE OF NEVADA DEPARTMENT OF HIGHWAYS BY DEED FILED IN THE OFFICE OF THE COUNTY RECORDER OF LINCOLN COUNTY, NEVADA, ON JUNE 6, 1941, IN BOOK F-1 AT PAGE 114 OF DEEDS.**

**TOGETHER WITH THAT CERTAIN RIGHT OF WAY/TEMPORARY USE PERMIT RECORDED SEPTEMBER 12, 1994, IN BOOK 110 OF OFFICIAL RECORDS, PAGE 693 AS**

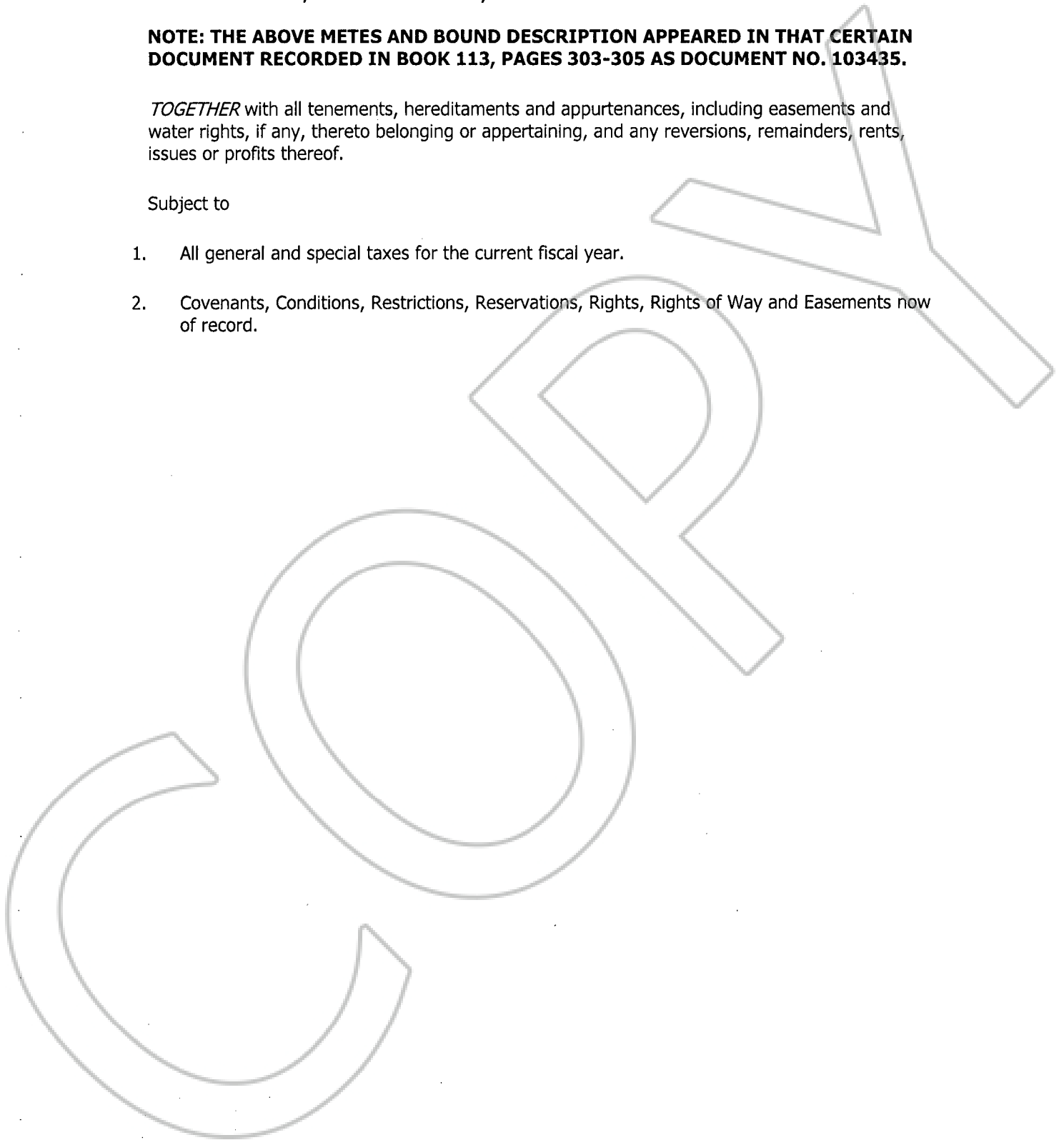
**FILE NO. 102391, LINCOLN COUNTY, NEVADA RECORDS.**

**NOTE: THE ABOVE METES AND BOUND DESCRIPTION APPEARED IN THAT CERTAIN DOCUMENT RECORDED IN BOOK 113, PAGES 303-305 AS DOCUMENT NO. 103435.**

*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.



Fred & Jani Ahlvers Living Trust dated 2/20/18

Fred & Jani Ahlvers Living Trust dated 2/20/18

Fred Junior Ahlvers, Trustee

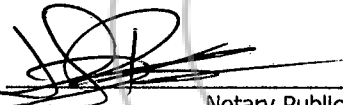
Fred Junior Ahlvers, Trustee

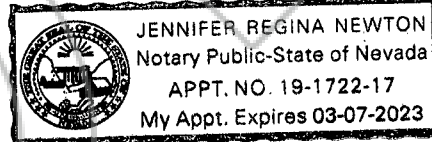
Jani Sue Ahlvers, Trustee

Jani Sue Ahlvers, Trustee

STATE OF Nevada )  
COUNTY OF White Pine ) ss.

This instrument was acknowledged before me on 3 June 2020 by **Fred Junior Ahlvers and Jani Sue Ahlvers, Trustees of The Fred & Jani Ahlvers Living Trust dated 2/20/18.**

  
\_\_\_\_\_  
Notary Public  
(My commission expires: 3/7/23 )



This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed under Escrow No. 13895-2589003.

\* Jennifer Regina Newton  
Notary Public-State of Nevada  
Appt. No. 19-1722-17  
My Appt. Expires 03-07-2023

**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 005-031-03
- 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 \_\_\_\_\_

<b>FOR RECORDERS OPTIONAL USE</b>	
Book _____	Page: _____
Date of Recording: _____	
Notes: _____	

- 3. a) Total Value/Sales Price of Property: \$218,000.00
- b) Deed In Lieu of Foreclosure Only (value of property) (\$ \_\_\_\_\_)
- c) Transfer Tax Value: \$218,000.00
- d) Real Property Transfer Tax Due: \$850.20

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: \_\_\_\_\_

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

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

Capacity: Grantee

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

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

Fred Junior Ahlvers and Jani Sue Ahlvers, Trustees of The Fred & Jani Ahlvers Living Trust dated

Print Name: 2/20/18  
Address: P.O. Box 150735  
City: ELV  
State: NV Zip: 89115

Print Name: Daniel C/Banks  
Address: 9112 Rusty Rifle Avenue  
City: Las Vegas  
State: NV Zip: 89143

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

FANV-Direct-Title/  
Print Name: First American Title Insurance Company  
Address: 2500 North Buffalo Drive, Suite 120  
City: Las Vegas

File Number: 13895-2589003 TV/ ar  
State: NV Zip: 89128

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