

A.P.N.: 013-180-10 and 013-180-07
File No: 13895-2592390 (TV)
R.P.T.T.: \$351.00

LINCOLN COUNTY, NV
\$388.00
RPTT:\$351.00 Rec:\$37.00
FA NV NTC MAIN
OFFICIAL RECORD
AMY ELMER, RECORDER

2020-158651
06/18/2020 03:20 PM
Pgs=3 KE

When Recorded Mail To: Mail Tax Statements To:
Adam L Parascandola and Stephanie L Prete, Trustees of the
Trixie Trust Dated 9/18/18
3238 Glenhurst Drive
Las Vegas, NV 89121

GRANT, BARGAIN and SALE DEED

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

Judy B. Barton, an unmarried woman or Katie Lance, a married woman as her sole and separate property, as joint tenants as to Parcel 1 and Judy Barton, an unmarried woman as to an undivided 1/2 interest and Terence T Wilcox, an unmarried man as to an undivided 1/2 interest as to Parcel 2

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

Adam L Parascandola and Stephanie L Prete, Trustees of the
Trixie Trust Dated 9/18/18

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

PARCEL I:

THE SOUTHWESTERN PARCEL OF MAP, PCL #3, PLAT BOOK A, PAGE 448 OF LINCOLN COUNTY, NEVADA RECORDS AND LOCATED IN THE NORTH HALF OF SECTION 15, TOWNSHIP 3 SOUTH, RANGE 67 EAST, MOUNT DIABLO MERIDIAN, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**BEGINNING AT A POINT FROM WHICH THE SOUTHEAST CORNER OF SAID SECTION 15 BEARS SOUTH 49°15'11" EAST 4,489.28';
THENCE SOUTH 0°12'07" EAST 329.50' TO A POINT MARKED BY A REBAR & CAP STAMPED PLS 6498;
THENCE SOUTH 89°41'33" WEST 625.26' TO A POINT MARKED BY A REBAR & CAP STAMPED PLS 6498;
THENCE NORTH 0°12'06" WEST 350.29' TO A POINT MARKED BY A REBAR & CAP STAMPED PLS 6498;
THENCE NORTH 89°40'29" EAST 586.70' TO A POINT MARKED BY A REBAR & CAP STAMPED PLS 6498;
THENCE ALONG A NON TANGENTIAL CONCAVE CURVE WITH A RADIUS OF 25 FT. HAVING A CHORD BEARING SOUTH 62°02'40" EAST 44.31' TO THE POINT OF BEGINNING.**

THE BASIS OF BEARINGS BEING THE EAST LINE OF SAID SECTION 15 OF PLAT BOOK A, PAGE 344 OF LINCOLN COUNTY, NEVADA RECORDS.

NOTE: THE ABOVE METES AND BOUND DESCRIPTION APPEARED PREVIOUSLY IN THAT CERTAIN DOCUMENT RECORDED JANUARY 13, 2003 IN BOOK 169 PAGE 104 AS INSTRUMENT NO. 119299.

PARCEL II:

THE NORTH HALF OF SECTION 15, TOWNSHIP 3 SOUTH, RANGE 67 EAST, MOUNT DIABLO MERIDIAN, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL ONE (1) OF PARCEL MAP FOR MARK R. AND LINDA T. HOLT RECORDED IN BOOK A, PAGE 448 AS FILE NO. 103783, IN THE OFFICE OF THE COUNTY RECORDER, LINCOLN COUNTY, 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.

Judy B Barton
Judy B. Barton

Judy B. Barton

Terence T Wilcox
Terence T Wilcox

Terence T Wilcox

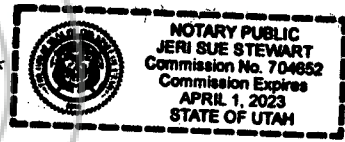
Katie Lance
Katie Lance

Katie Lance

STATE OF Utah)
COUNTY OF Washington) SS.

This instrument was acknowledged before me on 14 June 2020 by
Judy B Barton Terence T Wilcox Katie Lance

Jeri Sue Stewart
Notary Public
(My commission expires: 4/1/23)



This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated June/01/2020 under Escrow No. **13895-2592390**.

* Notary Public
Jeri Sue Stewart
Commission No. 704652
Commission Expires
April 1, 2023
State of Utah

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
 a) 013-180-10
 b) 013-180-07
 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: \$90,000.00
 b) Deed in Lieu of Foreclosure Only (value of property) (\$ _____)
 c) Transfer Tax Value: \$90,000.00
 d) Real Property Transfer Tax Due \$351.00

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: Judy B. Barton Capacity: Grantor/Seller
 Signature: Katharine T. Wilcox Capacity: _____

SELLER (GRANTOR) INFORMATION (REQUIRED)
 Print Name: Judy B. Barton
 Print Name: Katharine T. Wilcox
 Address: 275 N 200 E
 City: Washington
 State: UT Zip: 84780

BUYER (GRANTEE) INFORMATION (REQUIRED)
 Print Name: Adam L. Parascandola
 Print Name: and Stephanie L. Prete *
 Address: 3238 Glenhurst Drive
 City: Las Vegas
 State: NV Zip: 89008 / 89121

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)
 FANV-Direct Title First American Title
 Print Name: Insurance Company File Number: 13895-2592390 TV/ TV
 Address: 2500 Paseo Verde Parkway Suite 120
 City: Henderson State: NV Zip: 89074

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

*Trustees of the Trixie Trust Dated 9/18/18