

LINCOLN COUNTY, NV

**2020-158659**

\$163.75

RPTT:\$126.75 Rec:\$37.00

**06/22/2020 01:38 PM**

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**OFFICIAL RECORD**

**AMY ELMER, RECORDER**

A.P.N.: 012-210-27  
File No: 13895-2590388 (TV)  
R.P.T.T.: \$126.75

When Recorded Mail To: Mail Tax Statements To:  
First Savings Bank Custodian for Albert Krumins, IRA  
1700 W Horizon Ridge Pkwy #101  
Henderson, NV 89012

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

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

Katja Rondeau, an unmarried woman

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

First Savings Bank Custodian for Albert Krumins, IRA

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

**THE NORTH HALF (N 1/2) OF THE NORTHEAST QUARTER (NE 1/4) OF THE  
SOUTHEAST QUARTER (SE 1/4) OF SECTION 20, TOWNSHIP 2 SOUTH, RANGE 68  
EAST, IN THE COUNTY OF LINCOLN, STATE OF 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.

*Katja Rondeau*  
Katja Rondeau

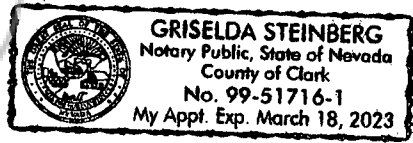
STATE OF   NV    
COUNTY OF   Clark  

)  
: ss.  
)

This instrument was acknowledged before me on   June 13, 2020   by **Katja Rondeau.**

*Griselda Steinberg*  
Notary Public  
(My commission expires:   3/18/23  )

This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed under Escrow No. 13895-2590388.



Griselda Steinberg  
Notary Public, State of Nevada  
County of Clark  
No. 99-51716-1  
My Appt. Exp. March 18, 2023

**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)  
 a) 012-210-27  
 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: \$32,500.00  
 b) Deed in Lieu of Foreclosure Only (value of property) ( \$ \_\_\_\_\_ )  
 c) Transfer Tax Value: \$32,500.00  
 d) Real Property Transfer Tax Due \$126.75

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: *K. Rondeau*  
 Signature: \_\_\_\_\_

Capacity: GRANTOR/SELLER  
 Capacity: \_\_\_\_\_

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

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

Print Name: Katja Rondeau  
 Address: 6725 Diamond Cove  
 City: Las Vegas  
 State: NV Zip: 89122

Print Name: Krumins, IRA  
 Address: 1700 W. Horizon Ridge Pkwy #101  
 City: Henderson  
 State: NV Zip: 89012

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

FANV-Direct Title / First American Title  
 Print Name: Insurance Company File Number: 13895-2590388 TV/ ar  
 Address: 2500 Paseo Verde Parkway, Suite 120  
 City: Henderson State: NV Zip: 89128 89074

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