

LINCOLN COUNTY, NV

2020-158749

\$37.00

RPTT:\$0.00 Rec:\$37.00

07/16/2020 04:03 PM

FA NV DIRECT TITLE

Pgs=3 AK

OFFICIAL RECORD

AMY ELMER, RECORDER

E05

A.P.N. # 011-210-27, 011-210-030, 011-210-28

Escrow No. 20005518-204-SBS

R.P.T.T. Exempt #5

Trk # 9015 2595145

Recording Requested By:

Stewart Title Company

Mail Tax Statements To: *Same as below*

When Recorded Mail To:

Cherie Stutzman

8608 Butterchurn Ave.

Las Vegas NV 89143

## GRANT, BARGAIN, SALE DEED

**THIS INDENTURE WITNESSETH:** That for valuable consideration, the receipt of which is hereby acknowledged,

**Mathew Stutzman, spouse to the grantee herein**

does hereby Grant, Bargain, Sell and Convey to

**Cheri Stutzman, a married woman as her sole and separate property**

all that real property situated in the County of Lincoln, State of Nevada, bounded and described as follows:

**FOR LEGAL DESCRIPTION, SEE ATTACHED EXHIBIT "A"**

**SUBJECT TO:**

1. Taxes for fiscal year;
2. Reservations, restrictions, conditions, rights, rights of way and easements, if any of record on said premises.
3. Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and any reversions, remainders, rents, issues or profits thereof.

**The undersigned, by his/her execution of this Deed, does hereby acknowledge and agree that he/she shall forever relinquish any and all rights, title and interest he/she may have had in and to the subject property by means of Community Property Law.**

**See page 2 for signatures of Grantor(s) and Notary Acknowledgment**

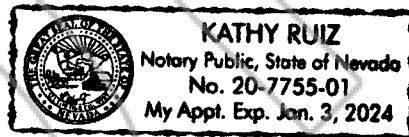
Dated this 13<sup>th</sup> day of July, 2020.

✓ *Mathew Stutzman*

Mathew Stutzman

State of NEVADA }  
County of CLARK } ss  
This instrument was acknowledged before me on Day of July 2020  
by: Mathew Stutzman

Signature: *Kathy Ruiz*  
\* Notary Public \*





**EXHIBIT 'A'**

**PARCELS 4A, 4B AND 4D AS SHOWN ON THAT AMENDED SUBSEQUENT PARCEL MAP FOR  
CHERIE LEE COMER AND DAVID C. JOHNSON, TRUSTEE OF THE HUNTSMAN 1983  
SURVIVOR'S TRUST DATED JANUARY 26, 1983, FILED IN THE OFFICE OF THE COUNTY  
RECORDER OF LINCOLN COUNTY ON MARCH 05, 2008, IN BOOK C, PAGE 390, OF PLATS,  
AS FILE NO. 131073, LOCATED IN A PORTION OF SOUTHEAST 1/4, SECTION 32,  
TOWNSHIP 6 SOUTH, RANGE 61 EAST, M.D.B.&M., LINCOLN COUNTY, NEVADA.**

**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

**1. Assessor Parcel Number(s)**

- a) 011-210-27
- b) 011-210-30
- c) 011-210-28
- 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 ONLY	
Book _____	Page _____
Date of Recording: _____	
Notes: _____	

**3. Total Value/Sales Price of Property:**

Deed in Lieu of Foreclosure Only (value of property) \$ - 0 -  
 Transfer Tax Value \$ - 0 -  
 Real Property Transfer Tax Due: \$ - 0 -

**4. If Exemption Claimed**

- a. Transfer Tax Exemption, per NRS 375.090, Section Exemption #5
- b. Explain Reason for Exemption: Transfer from non title 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 (Matt)  
 Signature [Signature] Capacity: Grantee (Cheri)

(GRANTOR) INFORMATION (REQUIRED)	(GRANTEE) INFORMATION (REQUIRED)
Print Name: <u>Mathew Stutzman</u>	Print Name: <u>Cheri Stutzman</u>
Address: <u>8608 Butterchum Ave Las Vegas, NV 89143</u>	Address: <u>8608 Butterchum Ave Las Vegas, NV 89143</u>

**COMPANY/PERSON REQUESTING RECORDING (Required if not the Seller or Buyer)**

Print Name: Stewart Title Company/Stacey Bixler Escrow #: 20005518-SBS  
 Address: 840 Pinnacle Court, Building 7, Suite B, Mesquite, NV 89027  
 City, State, ZIP Code \_\_\_\_\_

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED

C/O FANV-Direct Title  
 First American Title  
 2500 Paseo Verde Pkwy., #120  
 Henderson, NV 89074