

A.P.N.: 001-260-31
File No: 116-2596155 (CC)
R.P.T.T.: \$120.90

LINCOLN COUNTY, NV
\$157.90
RPTT:\$120.90 Rec:\$37.00
FA NV DIRECT TITLE
OFFICIAL RECORD
AMY ELMER, RECORDER

2020-158831
08/10/2020 02:00 PM
Pgs=2 KE

When Recorded Mail To: Mail Tax Statements To:
Ronald Lourenco and Amy Lourenco
8163 OWL CLAN COURT
LAS VEGAS, NV 89131

GRANT, BARGAIN and SALE DEED

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

Leslie A. Park , Sole Trustee, of the James L. Park Separate Family Trust dated February 23, 2015, as amended, or restated, or his successors

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

Ronald Lourenco and Amy Lourenco, husband and wife as joint tenants

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

PARCEL 39 AS SHOWN ON THAT CERTAIN PARCEL MAP 126781, FILED IN THE OFFICE OF THE COUNTY RECORDER OF LINCOLN COUNTY, NEVADA ON JULY 3, 2006, OFFICIAL RECORDS.

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.

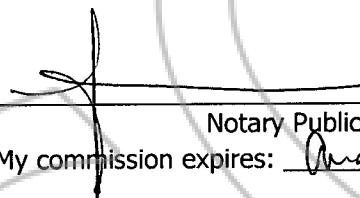
Leslie A. Park , Sole Trustee, of the James L. Park Separate Family Trust dated February 23, 2015, as amended, or restated, or his successors

Leslie A. Park, TTE

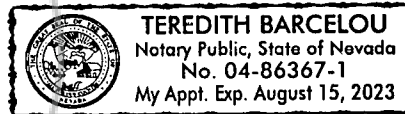
Leslie A. Park, Trustee

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

This instrument was acknowledged before me on August 5, 2020 by ~~Leslie A. Park , Sole Trustee, of the James L. Park Separate Family Trust dated~~



Notary Public
(My commission expires: August 15, 2023)



Teredith Barcelou / #04-86367-1

This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated **July 10, 2020** under Escrow No. **116-2596155**.

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 001-260-31
- 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: \$30,900.00
- b) Deed in Lieu of Foreclosure Only (value of property) (\$ _____)
- c) Transfer Tax Value: \$30,900.00
- d) Real Property Transfer Tax Due \$120.90

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: Leslie A Park

Capacity: Grantor

Signature: _____

Capacity: _____

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

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

Leslie A. Park, Sole Trustee, of
the James L. Park Separate

Ronald Lourenco and Amy

Print Name: Family Trust dated

Print Name: Lourenco

Address: PO Box 12041

Address: 8163 OWL CLAN COURT

City: Las Vegas

City: LAS VEGAS

State: NV Zip: 89112

State: NV Zip: 89131

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

First American Title Insurance

Print Name: Company C/O FANV-Direct Title File Number: 116-2596155 CC/ CC

Address 2500 Paseo Verde Parkway, Suite 120

City: Henderson State: NV Zip: 89074

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