

A.P.N.: 003-185-03  
File No: 13895-2601500 (TV)  
R.P.T.T.: \$526.50

LINCOLN COUNTY, NV  
\$563.50  
RPTT:\$526.50 Rec:\$37.00  
FA NV NTC MAIN  
OFFICIAL RECORD  
AMY ELMER, RECORDER

**2020-159013**  
09/29/2020 09:55 AM  
Pgs=2 AK

When Recorded Mail To: Mail Tax Statements To:  
James W. Fox and Moses N. Robles, Trustees of the  
Charleston Von Eichen Irrevocable Spendthrift Trust dated  
September 2020  
3448 Manzano Circle  
Las Vegas, NV 89121

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

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

Jamie VanRoekel, a single woman

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

James W. Fox and Moses N. Robles, Trustees of the Charleston Von Eichen Irrevocable  
Spendthrift Trust dated September 2020

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

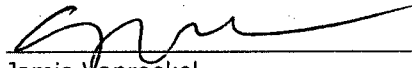
**SITUATE IN THE TOWN OF CALIENTE, NEVADA AS SHOWN ON THE OFFICIAL PLAT IN THE RECORDER'S OFFICE OF LINCOLN COUNTY, NEVADA BEING A PORTION OF THE SOUTHWEST QUARTER (SW1/4) OF SECTION 8, TOWNSHIP 4 SOUTH, RANGE 67 EAST, M.D.B.&M., MORE PARTICULARLY DESCRIBED AS FOLLOWS:**

**LOTS 40, 41 AND 42 OF THE FALKNER SURVEY TO THE TOWN OF CALIENTE, AS SHOWN ON THE COMPILED MAP OF CALIENTE NEVADA RECORDED IN BOOK A, PAGE 47 OF THE OFFICIAL RECORDS IN THE OFFICE OF THE COUNTY RECORDER OF 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

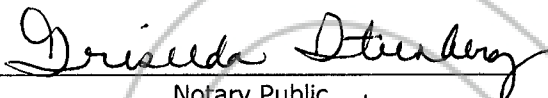
1. All general and special taxes for the current fiscal year.
2. Covenants, Conditions, Restrictions, Reservations, Rights, Rights of Way and Easements now of record.

  
\_\_\_\_\_  
Jamie Vanroekel

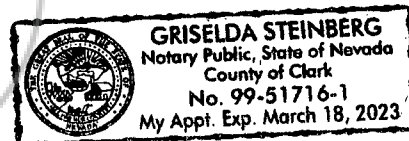
Jamie Vanroekel

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

This instrument was acknowledged before me on September 14, 2020 by **Jamie Vanroekel**.

  
\_\_\_\_\_  
Notary Public  
(My commission expires: 3/18/23 )

This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed under Escrow No. 13895-2601500.



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) 003-185-03  
 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 \_\_\_\_\_

FOR RECORDERS OPTIONAL USE	
Book _____	Page: _____
Date of Recording: _____	
Notes: _____	

3. a) Total Value/Sales Price of Property: \$135,000.00  
 b) Deed in Lieu of Foreclosure Only (value of property) ( \$ \_\_\_\_\_ )  
 c) Transfer Tax Value: \$135,000.00  
 d) Real Property Transfer Tax Due \$526.50

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: [Signature]  
 Signature: \_\_\_\_\_

Capacity: Grantor/Seller  
 Capacity: \_\_\_\_\_

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

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

Print Name: Jamie Vanroekel Apt 8108  
 Address: 1445 Stone Lake Cove Ave  
 City: Henderson  
 State: NV Zip: 89074

Print Name: James W. Fox and Moses N. Robles\*  
 Address: 3448 Manzano Circle  
 City: Las Vegas  
 State: NV Zip: 89121

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

FANV-Direct Title / First American Title  
 Print Name: Insurance Company  
 Address: 701 North Green Valley Parkway, Suite 120  
 City: Henderson

File Number: 13895-2601500 TV/ ar  
 State: NV Zip: 89074

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

\* Trustees of the Charleston Von Eichen Irrevocable Spendthrift Trust  
 Dated September 2020