

A.P.N.: 001-341-43  
File No: 13895-2601305 (TV)  
R.P.T.T.: \$117.00

LINCOLN COUNTY, NV  
\$37.00  
RPTT:\$0.00 Rec:\$37.00  
FA NV NTC MAIN  
**OFFICIAL RECORD**  
AMY ELMER, RECORDER

**2020-159068**  
10/13/2020 10:06 AM  
Pgs=2 KE

When Recorded Mail To: Mail Tax Statements To:  
April Ewing  
P.O. Box 80322  
Las Vegas, NV 89180

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

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

Steve W. DeMello and Susanne M. DeMello, husband and wife as joint tenants with right of survivorship

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

April Ewing, an unmarried woman

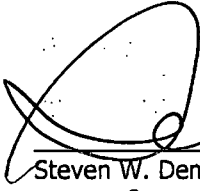
the real property situate in the County of Lincoln, State of Nevada, described as follows:

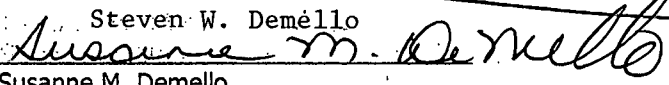
**PARCEL 15, AS SHOWN UPON SUBSEQUENT PARCEL MAP FOR JAMES VINCENT RECORDED NOVEMBER 18, 1997, AS FILE 110134, IN PLAT BOOK B, PAGE 73 IN SECTION 15, TOWNSHIP 1 NORTH, RANGE 67 EAST, LINCOLN COUNTY, NEVADA.**

*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.

  
Steven W. Demello

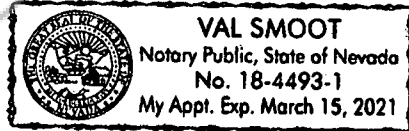
Steven W. Demello  
  
Susanne M. Demello

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

This instrument was acknowledged before me on Sept 14 2020 by **Steven W. Demello and Susanne M. Demello.**

  
\_\_\_\_\_  
Notary Public  
(My commission expires: 3-15-2021)

This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed under Escrow No. 13895-2601305.



Val Smoot  
Notary Public, State of Nevada  
No. 18-4493-1  
My Appt. Exp. March 15, 2021

**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)  
 a) 001-341-43  
 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 \_\_\_\_\_

<b>FOR RECORDERS OPTIONAL USE</b>	
Book _____	Page: _____
Date of Recording: _____	
Notes: _____	

3. a) Total Value/Sales Price of Property: \$30,000.00  
 b) Deed in Lieu of Foreclosure Only (value of property) ( \$ \_\_\_\_\_ )  
 c) Transfer Tax Value: \$30,000.00  
 d) Real Property Transfer Tax Due \$117.00

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.

7 Signature: [Signature] Capacity: Grantor/Seller  
 Signature: Susanne M. Demello Capacity: Grantor/Seller  
**SELLER (GRANTOR) INFORMATION (REQUIRED)**      **BUYER (GRANTEE) INFORMATION (REQUIRED)**

Print Name: Steven W. Demello and Susanne M. Demello      Print Name: April Ewing  
 Address: 8830 West Washburn Road      Address: Post Office Box 80322  
 City: Las Vegas      City: Las Vegas  
 State: NV      Zip: 89149      State: NV      Zip: 89180

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

FANV Direct Title/First American Title Insurance  
 Print Name: Company      File Number: 13895-2601305 TV/ TV  
 Address: 701 North Green Valley Parkway, Suite 120  
 City: Henderson      State: NV      Zip: 89002

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