

LINCOLN COUNTY, NV

2020-159249

\$37.00

RPTT:\$0.00 Rec:\$37.00

11/24/2020 04:07 PM

LAW OFFICES OF EDWARD J. HANIGAN

Pgs=2 AK

OFFICIAL RECORD

AMY ELMER, RECORDER

E07

APN: 002-143-15

**REQUESTED BY & WHEN
RECORDED RETURN TO:**

Edward J. Hanigan, Esq.
2850 W. Horizon Ridge Pkwy., Ste. 200
Henderson, Nevada 89052

MAIL TAX STATEMENTS TO:

Bradley Clark and Alane Clark
546 Baldrige Dr.
Henderson, NV 89014

GRANT, BARGAIN, SALE DEED


Bradley G. Clark and Alane M. Clark do hereby grant, bargain, sell and convey to Bradley G. Clark and Alane M. Clark as Trustees of the AB Clark Family Trust, all that certain real property situated in the County of Lincoln, State of Nevada, described as follows:

SEE EXHIBIT "A" ATTACHED

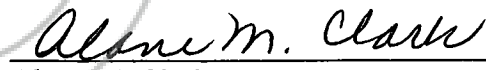
GRANTEES' ADDRESS: 546 Baldrige Dr., Henderson, NV 89014.

- Subject to: 1. Taxes for the current fiscal year.
- 2. Reservations, restrictions and conditions, if any; rights of way and easements either of record or actually existing on said premises.

WITNESS our hand this 24 day of November 2020.



Bradley G. Clark

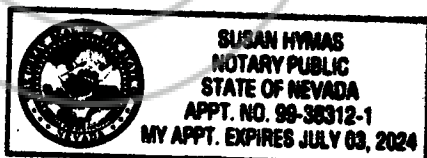


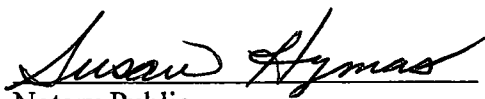
Alane M. Clark

State of Nevada

County of Clark

This instrument was acknowledged before me on this 24 day of November 2020, by Bradley G. Clark and Alane M. Clark.





Notary Public

EXHIBIT "A"

LEGAL DESCRIPTION

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

A PARCEL OF LAND SITUATED WITHIN SEC. 8, T2S, R68E, M.D.M., WITHIN LOT 1 OF BLOCK 15, TOWN OF PANACA, LINCOLN COUNTY, NEVADA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT S 00°19'33" E 165 FEET FROM THE NW CORNER OF SAID BLOCK 15 ON THE EAST RIGHT-OF-WAY OF SECOND STREET, WHENCE THE NE CORNER OF SAID SEC. 8 BEARS N 13°10'18" E A DISTANCE OF 2,264.76 FEET, SAID POINT BEING THE POINT OF BEGINNING; THENCE N 89°41'34" E A DISTANCE OF 125.00 FEET; THENCE N 00°19'33" W A DISTANCE OF 3.00 FEET TO A POINT ON THE ADJUSTED BOUNDARY LINE; THENCE N 89°41'34" E ALONG THE ADJUSTED BOUNDARY LINE A DISTANCE 82.00 FEET; THENCE S 00°19'33" E LEAVING THE ADJUSTED BOUNDARY LINE A DISTANCE OF 102.00 FEET; THENCE S 89°41'134" W A DISTANCE OF 207.00 FEET TO A POINT OF INTERSECTION WITH THE EAST RIGHT- OF-WAY OF SECOND STREET; THENCE N 00°19'33" W ALONG SAID RIGHT-OF-WAY A DISTANCE OF 99.00 FEET TO THE POINT OF BEGINNING.

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.

NOTE: THE ABOVE METES AND BOUNDS DESCRIPTION APPEARED PREVIOUSLY IN THAT CERTAIN DOCUMENT RECORDED DECEMBER 10, 1996, IN BOOK 122, PAGE 515, AS INSTRUMENT NO. 106583 AND AGAIN IN THAT CERTAIN DOCUMENT RECORDED SEPTEMBER 27, 2006, IN BOOK 223, PAGE 169, AS INSTRUMENT NO. 127490.

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number:
a. 002-143-15
b. _____
c. _____

2. Type of Property:
a. Vacant Land b. Single Fam. Res.
c. Condo/Townhouse d. 2-4 Plex
e. Apt. Bldg f. Comm'l/Ind'l
g. Agricultural h. Mobile Home
 Other _____

FOR RECORDER'S OPTIONAL USE ONLY

Book: _____ Page: _____

Date of Recording: _____

Notes:

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

4. If Exemption Claimed:

- a. Transfer Tax Exemption per NRS 375.090, Section 7
b. Explain Reason for Exemption: Transfer to trust without consideration.

5. Partial Interest: Percentage being transferred: _____ %

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: Bradley G. Clark Capacity _____ Grantor

Signature: Alane M. Clark Capacity _____ Grantee

SELLER (GRANTOR) INFORMATION

Print Name: Bradley G. Clark and Alane M. Clark
Address: 546 Baldrige Dr.
City: Henderson
State: Nevada Zip: 89014

BUYER (GRANTEE) INFORMATION

Print Name: AB Clark Family Trust
Address: 546 Baldrige Dr.
City: Henderson
State: Nevada Zip: 89014

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

Print Name: Edward J. Hanigan, Esq. Escrow #: n/a
Address: 2850 W. Horizon Ridge Pkwy., Ste. 200
City: Henderson State: Nevada Zip: 89052

AS PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED