

A.P.N.: 013-170-40  
File No: 13895-2608402 (TV)  
R.P.T.T.: \$136.50

LINCOLN COUNTY, NV **2020-159266**  
\$173.50  
RPTT:\$136.50 Rec:\$37.00 12/02/2020 01:11 PM  
FIRST AMERICAN TITLE PASEO VERDE Pgs=2 AE  
OFFICIAL RECORD  
AMY ELMER, RECORDER

When Recorded Mail To: Mail Tax Statements To:  
Randall David Sparks and David Leon Sparks and Madlyn  
Pauline Sparks  
4345 South Pearl Street  
Las Vegas , NV 89121

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

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

Jessie Marie Sharp-Martin, Successor Trustee of the Sharp Family Trust, Dated August 28, 2000

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

Randall David Sparks, an unmarried man and David Leon Sparks and Madlyn Pauline Sparks, husband and wife, All as joint tenants

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

**THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 14, TOWNSHIP 3 SOUTH, RANGE 67 EAST, M.D.B. & M., 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.

The Sharp Family Trust dated 8/28/2000

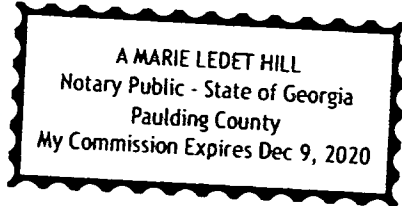
Jessie Marie Sharp-Martin, Successor Trustee

Jessie Marie Sharp-Martin, Successor Trustee

STATE OF Georgia )  
COUNTY OF Cobb ) ss.

This instrument was acknowledged before me on November 24, 2020 by **Jessie Marie Sharp-Martin, Successor Trustee**

Marie Ledet Hill  
Notary Public  
(My commission expires: 12-09-2020)



This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed under Escrow No. 13895-2608402.

\* A Marie Ledet Hill  
Notary Public-State of Georgia  
Paulding County  
My Commission Expires Dec 9, 2020

**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)  
 a) 013-170-40  
 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: \$35,000.00  
 b) Deed in Lieu of Foreclosure Only (value of property) ( \$ \_\_\_\_\_ )  
 c) Transfer Tax Value: \$35,000.00  
 d) Real Property Transfer Tax Due \$136.50

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: Jessie Marie Sharp-Martin  
 Signature: \_\_\_\_\_

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

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

Jessie Marie Sharp-Martin,  
 Successor Trustee of the Sharp  
 Family Trust, Dated August 28,

Print Name: 2000

Address: 787 KENNESAW DR WEST RAIN

City: KENNESAW

State: GA Zip: 30152

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

Randall David Sparks and \*  
 Madlyn Pauline Sparks and  
 David Leon Sparks

Print Name: \_\_\_\_\_

Address: 4345 South Pearl Street

City: Las Vegas

State: NV Zip: 89121

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

FANV DIRECT TITLE/First American

Print Name: Title Insurance Company

File Number: 13895-2608402 TV/ ar

Address 700 North Green Valley Parkway #120

City: Henderson

State: NV Zip: 89074

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