

A.P.N.: 001-250-32
File No: 116-2611022 (CC)
R.P.T.T.: \$132.60

LINCOLN COUNTY, NV **2020-159377**
\$169.60
RPTT:\$132.60 Rec:\$37.00 **12/28/2020 10:29 AM**
FIRST AMERICAN TITLE INSURANCE COMPANY
OFFICIAL RECORD
AMY ELMER, RECORDER

When Recorded Mail To: Mail Tax Statements To:
Rosalind Franch
4431 Newton Drive
Las Vegas, NV 89015

GRANT, BARGAIN and SALE DEED

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

J & S Properties, LLC, a Nevada Limited Liability Company

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

Rosalind Franch, an unmarried woman

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

THAT PORTION OF THE NORTHWEST QUARTER (NW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 14, TOWNSHIP 1 NORTH, RANGE 67 EAST, M.D.M., MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL 3 AS SHOWN BY MAP THEREOF ON FILE IN PLAT BOOK C, PAGE 210, INSTRUMENT NO. 126540, 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.

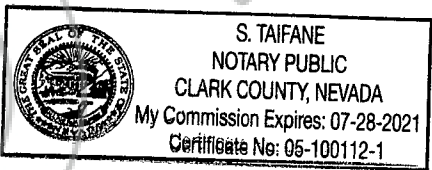
J & S Properties, LLC, a Nevada Limited Liability Company

By: *Jim Vincent*
Name: Jim Vincent
Title: Manager

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

This instrument was acknowledged before me on *December 16, 2020* by
J & S Properties LLC. *By Jim Vincent*

S. Taifane
Notary Public
(My commission expires: *7/28/2021*)



This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed under Escrow No. 116-2611022.

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 001-250-32
- 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: \$33,900.00
- b) Deed in Lieu of Foreclosure Only (value of property) (\$ _____)
- c) Transfer Tax Value: \$33,900.00
- d) Real Property Transfer Tax Due \$132.60

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: _____

Capacity: AGENT

Signature: _____

Capacity: _____

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

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

Print Name: J & S Properties LLC

Print Name: Rosalind Franch

Address: 850 S Boulder Hwy #247

Address: 4431 Newton Drive

City: Henderson

City: Las Vegas

State: NV Zip: 89015

State: NV Zip: 89121

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

First American Title Insurance

Print Name: Company

File Number: 116-2611022 CC/ CC

Address: 701 N Green Valley Pkwy, Ste 120

City: Henderson

State: NV Zip: 89074

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