

LINCOLN COUNTY, NV
\$310.00
RPTT:\$273.00 Rec:\$37.00
FIRST AMERICAN TITLE INSURANCE COMPANY
OFFICIAL RECORD
AMY ELMER, RECORDER

2021-159407

01/05/2021 04:22 PM

Page 2 of 2 AK

A.P. No. 004-132-12
Escrow No. 13895-2604178-DP/CJ
R.P.T.T. \$273.00

WHEN RECORDED RETURN TO:

Aaron Ruh and Bridget Ruh
PO Box 111
Alamo, NV 89001

MAIL TAX STATEMENTS TO:

Aaron Ruh and Bridget Ruh
PO Box 111
Alamo, NV 89001

GRANT, BARGAIN and SALE DEED

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

Dennis L. McKinney and Darlene M. McKinney, husband and wife as joint tenants with right of survivorship

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

Aaron Ruh and Bridget Ruh, husband and wife as joint tenants with right of survivorship

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

LOT TWENTY-FIVE (25) OF ALAMO SOUTH SUBDIVISION, TRACT NUMBER 1 UNIT 1, AS SHOWN BY MAP THEREOF ON FILE IN BOOK A-1 OF PLATS, PAGE 124, IN THE OFFICE OF THE COUNTY RECORDER OF LINCOLN COUNTY, NEVADA.

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.

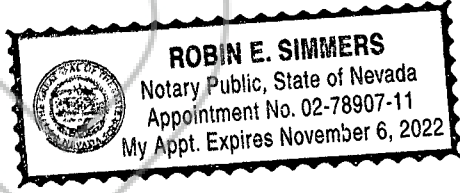
TOGETHER with all tenements, hereditaments and appurtenances, including easements and water rights, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof.

~~ⓧ Dennis L. McKinney~~
Dennis L. McKinney by Darlene M. McKinney as
Attorney In Fact *by Darlene McKinney*
as attorney in fact
~~ⓧ Darlene M. McKinney~~
Darlene M. McKinney

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

This instrument was acknowledged before me on
December 30, 2020 by
**Darlene M. McKinney and Darlene M.
McKinney as Attorney in Fact for Dennis L.
McKinney.**

Robin E. Simmers
Notary Public
(My commission expires: 11-6-2022)



This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed under Escrow
No. 13895-2604178

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
 a) 004-132-12
 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: \$70,000.00
 b) Deed in Lieu of Foreclosure Only (value of property) (\$ _____)
 c) Transfer Tax Value: \$70,000.00
 d) Real Property Transfer Tax Due \$273.00

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.

Signature: *Dennis L. McKinney*
 Signature: _____

Capacity: *Agent*
 Capacity: _____

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

Print Name: Dennis L. McKinney and Darlene M. McKinney
 Address: P.O. Box 484
 City: Alamo
 State: NV Zip: 89001

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

Print Name: Aaron Ruh and Bridget Ruh
 Address: PO Box 111
 City: Alamo
 State: NV Zip: 89001

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

Print Name: FANV-Direct Title / First American Title Insurance Company File Number: 13895-2604178 DP/ JB
 Address: 2500 N Buffalo Drive, Suite 120
 City: Las Vegas State: NV Zip: 89128

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