

LINCOLN COUNTY, NV

2021-159490

\$329.50

RPTT:\$292.50 Rec:\$37.00 01/21/2021 01:55 PM

FIRST AMERICAN TITLE INSURANCE COMPANY 2 AK

OFFICIAL RECORD

AMY ELMER, RECORDER

A.P. No. 004-141-41
Escrow No. 13895-2607179-DP/lf
R.P.T.T. \$292.50

WHEN RECORDED RETURN TO:

Traver S. Detras
PO Box 510
Alamo, NV 89001

MAIL TAX STATEMENTS TO:

Traver S. Detras
PO Box 510
Alamo, NV 89001

GRANT, BARGAIN and SALE DEED

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

Valeria I. Capell, Trustee of the Valeria I. Capell living trust, dated may 27, 2008, and any amendments thereto

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

Traver S. Detras, a single man

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

PARCEL 5-4 LOCATED IN THE SOUTH HALF (S 1/2) OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 5, TOWNSHIP 7 SOUTH, RANGE 61 EAST, M. D. B. & M. AS RECORDED IN PLAT A, PAGE 290, OF THE OFFICIAL RECORDS OF LINCOLN COUNTY ON JUNE 20, 1988.

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.

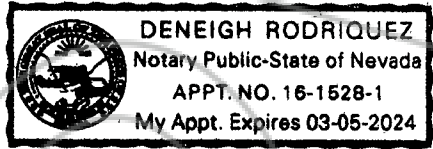
TOGETHER with all tenements, hereditaments and appurtenances, including easements and water rights, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof.

Valeria I. Capell, Trustee, of the Valeria I. Capell Living Trust, dated May 27, 2008, and any amendments thereto

Valeria I. Capell Trustee

Valeria I Capell, Trustee

STATE OF NEVADA)
 : ss.
COUNTY OF CLARK)



This instrument was acknowledged before me on January 12, 2021 by Valeria I Capell.

[Signature]

Notary Public
(My commission expires: 3-5-2024)

Deneigh Rodriguez
16-1528-1
EXP 3-5-2024

This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed under Escrow No. 13895-2607179

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 004-141-41
- 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: \$75,000.00
- b) Deed in Lieu of Foreclosure Only (value of property) (\$ _____)
- c) Transfer Tax Value: \$75,000.00
- d) Real Property Transfer Tax Due \$292.50

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: [Signature]

Capacity: Agent

Signature: _____

Capacity: _____

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

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

Print Name: Valeria I Capell Living Trust

Print Name: Traver S. Detras

Address: PO Box 10234

Address: PO Box 510

City: Fairbanks

City: Alamo

State: AK Zip: 99710

State: NV Zip: 89001

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

FANV-Direct Title / First American Title

Print Name: Insurance Company

File Number: 13895-2607179 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)