

LINCOLN COUNTY, NV **2021-159577**  
\$173.50  
RPTT:\$136.50 Rec:\$37.00 **02/02/2021 01:57 PM**  
FIRST AMERICAN TITLE INSURANCE COMPANY  
OFFICIAL RECORD  
AMY ELMER, RECORDER

APN: 013-160-51  
Escrow No: 20011781-202-FQS  
R.P.T.T: \$ 136.50

Recording Requested By: Stewart Title Company  
Mail Tax Statements To: *Same as below*  
When Recorded Mail To:

BOTT PROPERTIES, LLC  
12390 B ARNOLD MILL RD.  
ALPHARETTA, GA 30004

2612273

### GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That for valuable consideration, the receipt of which is hereby acknowledged, Sheryl Elkins, an unmarried woman  
does hereby Grant, Bargain, Sell and Convey to Bott Properties, LLC, a Georgia limited liability company

all that real property situated in the County of Lincoln, State of Nevada, described as follows:

**For Legal Description, See Attached Exhibit "A", attached hereto and made a part hereof.**

**SUBJECT TO:**

1. Taxes for fiscal year; 2020-2021
2. Reservations, restrictions, conditions, rights, rights of way and easements, if any of record on said premises.

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and any reversions, remainders, rents, issues or profits thereof.

**See page 2 for signature of Grantor(s) and Notary Acknowledgment**

Escrow No. 20011781-202-FQS  
Grant, Bargain, Sale Deed... Continued

*Sheryl Elkins*  
Sheryl Elkins  
Sheryl Elkins

State of Nevada

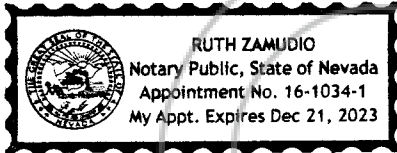
County of ~~Lincoln~~ <sup>Clark</sup> } ss

This instrument was acknowledged before me on 1/27/21

by: Sheryl Elkins

Signature:

*Ruth Zamudio*  
Notary Public



**EXHIBIT "A"**  
**Legal Description**

The land referred to herein below is situated in the County of Lincoln, State of Nevada, and described as follows:

THAT PORTION OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 11,  
TOWNSHIP 3 SOUTH, RANGE 67 EAST, M.D.B. & M., LINCOLN COUNTY, NEVADA, DESCRIBED AS FOLLOWS:

PARCEL NO. 4 AS SHOWN ON AMENDED SUBSEQUENT PARCEL MAP FOR GARY A. CARRIGAN RECORDED MAY 18, 1999  
IN BOOK B, PAGE 224 OF PLATS AS FILE NO. 112820, LINCOLN COUNTY, NEVADA,

EXCEPTING THEREFROM THAT PORTION LYING WITHIN CARRIGAN AVE. AND GARY LANE AS CONVEYED TO THE  
COUNTY OF LINCOLN, STATE OF NEVADA BY DEED RECORDED JUNE 13, 2002 IN BOOK 164, PAGE 356 AS DOCUMENT  
NO. 118322.

**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)  
 a) 613-160-51 / 013-160-51  
 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  
 ONLY  
 Book \_\_\_\_\_ Page \_\_\_\_\_  
 Date of Recording: \_\_\_\_\_  
 Notes: \_\_\_\_\_

3. Total Value/Sales Price of Property:      \$35,000.00  
 Deed in Lieu of Foreclosure Only (value of property)      \$ \_\_\_\_\_  
 Transfer Tax Value      \$35,000.00  
 Real Property Transfer Tax Due:      \$ 136.50

4. If Exemption Claimed  
 a. Transfer Tax Exemption, per NRS 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 Sheryl Elkins Capacity: Grantor  
 Signature \_\_\_\_\_ Capacity: Grantee

**(GRANTOR) INFORMATION  
(REQUIRED)**

**(GRANTEE) INFORMATION  
(REQUIRED)**

Print Name: Sheryl Elkins  
 Address: 6334 Green Vista Ct.  
Las Vegas, NV 89156

Print Name: Bott Properties, LLC  
 Address: 12390 B Arnold Mill Rd.  
Alpharetta, GA 30004

**COMPANY/PERSON REQUESTING RECORDING (Required if not the Seller or Buyer)**

Print Name: Stewart Title Company/Frances Quiles  
 Address: 930 S. 4th Street, #205, Las Vegas, NV 89101  
 City, State, ZIP Code

Escrow #: 20011781-FQS

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED

*c/s*

**First American Title Company  
701 N. Green Valley Pkwy #120  
Henderson, NV 89074**