LINCOLN COUNTY, NV

\$212.50

RPTT:\$175.50 Rec:\$37.00

02/10/2021 04:12 PM

2021-159602

MESQUITE TITLE COMPANY

Pgs=2 AE

A.P.N.: 004-163-11; -12 & -13

Order No. 19676 R.P.T.T. \$175.50

**RECORDING REQUESTED BY:** 

Mesquite Title Company

**MAIL DOCUMENT & TAX STATEMENT TO:** 

Thomas A. Johnson, Sr. 31030 Interstate 20 Wills Point, TX 75169

**OFFICIAL RECORD** AMY ELMER, RECORDER

## GRANT, BARGAIN and SALE DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, Gerald H. Wilson and Mary L. Wilson, Trustees of Gerald & Mary Wilson Living Trust, dated March 5, 2004

do(es) hereby GRANT, BARGAIN and SELL to Thomas A. Johnson, Sr., a single person

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

## SEE ATTACHED EXHIBIT "A" LEGAL DESCRIPTION

**SUBJECT** TO:

1. Taxes for the current fiscal year.

2. Covenants, conditions, restrictions, reservations, rights of way and easements of

TOGETHER with all tenements, hereditaments and appurtenances thereunto belonging or appertaining.

Dated: 2-9, 2021

Gerald & Mary Wilson Living Trust, dated

March 5, 2004

Mary L. Wilson, Trustee

STATE OF When

COUNTY OF Washing for

On the 2/9/, 2021, personally appeared before me, Gerald H. Wilson and Mary L. Wilson, Trustees of Gerald & Mary Wilson Living Trust, dated March 5, 2004, the signers of the within instrument who duly acknowledged to me that they executed the same.

JOEEN WILSON Notary Public State Of Utah My Commission Expires 06-08-2023 COMMISSION NO. 706533

My Commission Expires: 668/2023

Escrow No: 19676

## EXHIBIT "A" Legal Description

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

Lots Ten, Eleven and Twelve (10; 11 & 12), in Block 4, of ALAMO WEST SUBDIVISION - PHASE II, shown by map thereof recorded October 15, 1993 as Document. No. 101044, filed in Book A of Plats, Page 392, in the office of the County Recorder, Lincoln County, Nevada.



## STATE OF Nevada **DECLARATION OF VALUE** 1. Assessor Parcel Number(s) a) 004-163-11; -12 & -13 b) c) d) 2. Type of Property: RECORDERS FOR OPTIONAL USE ONLY b. ☐ Single Fam. Res.d. ☐ 2-4 Plex a. 🔽 Vacant Land c. Condo. Twnhse f. Comm'l/Ind'l e. 📘 Apt. Bldg Page: Book: g. Agricultural h. Mobile Home Date of Recording: Other Notes: 3. a. Total Value/Sales Price of Property: \$45,000.00 b. Deed in Lieu of Foreclosure Only(value of property): (0.00)c. Transfer Tax Value: \$45.000.00 d. Real Property Transfer Tax Due \$175.50 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 Wall Capacity Grantor's Agent Capacity \_\_\_ Grantee's Agent Signature Tol **SELLER (GRANTOR) INFORMATION BUYER (GRANTEE) INFORMATION** (REQUIRED) (REQUIRED) Gerald H. & Mary L. Wilson, Trustees Thomas A. Johnson, Sr. Print Name: By: Robert C Sherratt, Agt. Print Name: By: Robert C Sherratt, Agt. Address: 805 S. River Rd. #1 Address: 31030 Interstate 20 City: St. George City: Wills Point State: Utah Zip:84770 State: Texas Zip:75169 COMPANY/PERSON REQUESTING RECORDING (Required if not seller or buyer) Print Name: Mesquite Title Company Escrow #: 19676 Address: 840 Pinnacle Ct. Building 3

City: Mesquite

State: NV Zip: 89027