

A.P.N.: 001-046-14
File No: 13895-2617033 (TV)
R.P.T.T.: \$204.75

LINCOLN COUNTY, NV **2021-159719**
\$251.50
RPTT:\$214.50 Rec:\$37.00 **03/15/2021 08:28 AM**
FIRST AMERICAN TITLE INSURANCE COMPANY
OFFICIAL RECORD
AMY ELMER, RECORDER

When Recorded Mail To: Mail Tax Statements To:
James McPhie
2665 Parley's Way #115
Salt Lake City, UT 84109

GRANT, BARGAIN and SALE DEED

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

David LeGrand and Laura LeGrand trustees of The LeGrand Family Trust

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

James McPhie, a single man

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

LOT 2931B OF THE TOWN OF PIOCHE, LINCOLN COUNTY, NEVADA, ACCORDING TO THE MAP THEREOF RECORDED JANUARY 15, 2021 IN THE OFFICE OF THE COUNTY RECORDER OF LINCOLN COUNTY AS FILE NO. 2021-159449 BEING A RE-DIVISION OF LOTS 29 AND 31 OF HENRY LEE'S SUBDIVISION TO THE TOWN OF PIOCHE, LINCOLN COUNTY, NEVADA, ACCORDING TO THE MAP THEREOF RECORDED DECEMBER 18, 1908 IN THE OFFICE OF THE COUNTY RECORDER OF LINCOLN COUNTY AS FILE NO. 16373, IN BLOCK A OF PLATS, PAGE 33, LINCOLN COUNTY RECORDS.

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.

LeGrand Family Trust

Legrand Family Trust

David LeGrand

David LeGrand, Trustee

David LeGrand, Trustee

Laura LeGrand

Laura LeGrand, Trustee

STATE OF

Nevada

)

COUNTY OF

Lincoln

)

SS.

This instrument was acknowledged before me on

3-11-2021

by

David LeGrand and Laura LeGrand, Trustees.

Betsy Comella

Notary Public

(My commission expires: 11-24-24)

*



This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed under Escrow No. 13895-2617033.

* Betsy Comella
Notary Public, State of Nevada
Appointment No. 16-4059-11
My Appt. Expires Nov 24, 2024

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
 a) 001-046-14
 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: \$55,000.00
 b) Deed in Lieu of Foreclosure Only (value of property) (\$ _____)
 c) Transfer Tax Value: \$55,000.00
 d) Real Property Transfer Tax Due \$214.50

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: David LeGrand Laura LeGrand Capacity: Grantor/Seller
 Signature: _____ Capacity: _____

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

David LeGrand and Laura LeGrand trustees of The LeGrand
 Print Name: Family Trust
 Address: PO BOX 58
 City: Pioche
 State: NV Zip: 89043

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

Print Name: James McPhie
 Address: 2665 Parley's Way #115
 City: Salt Lake City
 State: UT Zip: 84109

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

FANV DIRECT TITLE/ First American
 Print Name: Title Insurance Company File Number: 13895-2617033 TV/ ar
 Address: 701 North Green Valley Parkway #120
 City: Henderson State: NV Zip: 89074

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