

A.P.N.: 008-291-02
File No: 116-2613880 (ST)
R.P.T.T.: \$1,029.60

LINCOLN COUNTY, NV **2021-159797**
\$1,066.60
RPTT:\$1029.60 Rec:\$37.00 **03/31/2021 03:11 PM**
FIRST AMERICAN TITLE INSURANCE COMPANY #3 AK
OFFICIAL RECORD
AMY ELMER, RECORDER

When Recorded Mail To: Mail Tax Statements To:
Estella Brynn Vea and George Shantai Vea
P.O. Box 689
Alamo, NV 89001

GRANT, BARGAIN and SALE DEED

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

Luther Dean Turley, Jr. and Kimberly Ann Turley, husband and wife as joint tenants

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

Estella Brynn Vea and George Shantai Vea, wife and husband as joint tenants with right of survivorship

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

THAT PORTION OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 21, TOWNSHIP 7 SOUTH, RANGE 61 EAST, MOUNT DIABLO BASE & MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID NORTHEAST QUARTER (NE 1/4) OF SAID SECTION 21; THENCE NORTH 89° 16' 28" EAST, ON THE NORTH LINE OF SAID SECTION 21, A DISTANCE OF 1,135.50 FEET; THENCE SOUTH 1° 52' 10" EAST, A DISTANCE OF 470.81 FEET; THENCE SOUTH 12° 06' 59" EAST, A DISTANCE OF 441.74 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 22° 52' 44" EAST, A DISTANCE OF 324.88 FEET; THENCE NORTH 67° 07' 16" EAST, A DISTANCE OF 268.16 FEET; THENCE NORTH 22° 52' 44" WEST, A DISTANCE OF 324.88 FEET; THENCE SOUTH 67° 07' 16" WEST, A DISTANCE OF 268.16 FEET TO THE TRUE POINT OF BEGINNING.

ALSO KNOWN AS LOT NO. A, AS SHOWN UPON PARCEL MAP FOR L. DEAN TURLEY AND LAURELIE L. TURLEY RECORDED JANUARY 7, 1977 IN BOOK A-1, PAGE 123 AS FILE NO. 59008.

NOTE: THE ABOVE METES AND BOUNDS LEGAL DESCRIPTION APPEARED PREVIOUSLY IN THAT CERTAIN DOCUMENT RECORDED MAY 12, 1994 IN BOOK 109, PAGE 488 AS INSTRUMENT NO. 101844.

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.

COOPER

L. D. Turley Jr.
Luther Dean Turley Jr.

Kimberly Ann Turley
Kimberly Ann Turley

STATE OF **NEVADA**)
 : **ss.**
COUNTY OF **CLARK**)

This instrument was acknowledged before me on March 19 2021 by
Luther Dean Turley, Jr. and Kimberly Ann Turley.

Christina Ibarra
Notary Public
(My commission expires: June 2024)

This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed under Escrow
No. 116-2613880.



**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
 a) 008-291-02
 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: \$264,000.00
 b) Deed in Lieu of Foreclosure Only (value of property) (\$ _____)
 c) Transfer Tax Value: \$264,000.00
 d) Real Property Transfer Tax Due \$1,029.60

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]
 Signature: _____

Capacity: Agent
 Capacity: _____

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

Print Name: Luther Dean Turley, Jr. and
Kimberly Ann Turley
 Address: 972 East Bronco Drive
 City: Washington
 State: UT Zip: 84780

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

Print Name: Estella Brynn Veal and
George Shantai Veal
 Address: P.O. Box 689
 City: Alamo
 State: NV Zip: 89001

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

Print Name: First American Title Insurance Company File Number: 116-2613880 ST/ ST
 Address: 701 N Green Valley Pkwy, Ste 120
 City: Henderson State: NV Zip: 89074

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