

LINCOLN COUNTY, NV  
\$161.80  
RPTT:\$124.80 Rec:\$37.00  
FIRST AMERICAN TITLE INSURANCE COMPANY  
OFFICIAL RECORD  
AMY ELMER, RECORDER

**2021-159803**

**03/31/2021 04:04 PM**

PLS=2 AK

A.P.N.: 013-030-86  
File No: 116-2618920 (ST)  
R.P.T.T.: \$124.80

When Recorded Mail To: Mail Tax Statements To:  
Anthony Livreri  
5620 Moore Cove Avenue  
Las Vegas, NV 89131

***GRANT, BARGAIN and SALE DEED***

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

Nevada Land & Ranches, LLC, a Nevada limited liability company

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

Anthony Livreri, a married man as his sole and separate property

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

**PARCEL 1 OF SUBSEQUENT PARCEL MAP FOR NEVADA LAND & RANCHES, LLC  
RECORDED JUNE 17, 2019, AS FILE NO. 2019-156614, IN THE OFFICE OF THE  
COUNTY RECORDER OF LINCOLN COUNTY, NEVADA, LYING WITHIN THE WEST HALF  
(W 1/2) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 2, TOWNSHIP 3  
SOUTH, RANGE 67 EAST, M.D.B. & M.**

**EXCEPTING THEREFROM THAT PORTION CONVEYED TO THE COUNTY OF LINCOLN IN  
A DOCUMENT RECORDED MAY 22, 2020 AS INSTRUMENT NO. 2020-158374 IN THE  
OFFICE OF THE COUNTY RECORDER OF LINCOLN COUNTY, NEVADA.**

*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

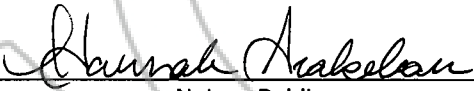
1. All general and special taxes for the current fiscal year.
2. Covenants, Conditions, Restrictions, Reservations, Rights, Rights of Way and Easements now of record.

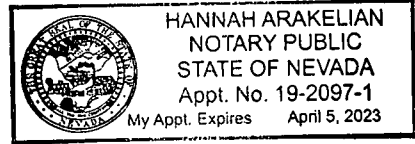
Nevada Land & Ranches LLC, a Nevada Limited Liability Company

By:   
Name: Andrey Kennoch  
Title: Managing Member

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

This instrument was acknowledged before me on March 26<sup>th</sup>, 2021 by Andrey Kennoch.

  
Notary Public  
(My commission expires: 4/5/2023)



This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed under Escrow No. 116-2618920.

**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 013-030-86
- 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: \$32,000.00
- b) Deed in Lieu of Foreclosure Only (value of property) ( \$0.00 )
- c) Transfer Tax Value: \$32,000.00
- d) Real Property Transfer Tax Due \$124.80

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)**

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

Print Name: Nevada Land & Ranches LLC  
Address: 7000 Smoke Ranch Road, Suite 150  
City: Las Vegas  
State: NV Zip: 89128

Print Name: Anthony Livreri  
Address: 5620 Moore Cove Avenue  
City: Las Vegas  
State: NV Zip: 89131

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

Print Name: Company  
Address: 701 N Green Valley Pkwy, Ste 120  
City: Henderson

File Number: 116-2618920 ST/ mm  
State: NV Zip: 89074

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