

A.P.N.: 004-071-19
File No: 13895-2620851 (TV)
R.P.T.T.: \$624.00

LINCOLN COUNTY, NV **2021-159859**
\$661.00
RPTT:\$624.00 Rec:\$37.00 **04/08/2021 03:06 PM**
FIRST AMERICAN TITLE INSURANCE COMPANY
OFFICIAL RECORD
AMY ELMER, RECORDER

When Recorded Mail To: Mail Tax Statements To:
Neil Platt
P.O. Box 665
Alamo, NV 89001

GRANT, BARGAIN and SALE DEED

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

Joseph Russell Leavitt and Kathy Eleen Marshall Leavitt, husband and wife as joint tenants with right of survivorship

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

Neil Platt, a single man

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

THAT PORTION OF LOT 2, BLOCK 57, ALAMO TOWNSITE PLAT RECORDED IN THE RECORDER'S OFFICE, LINCOLN COUNTY, NEVADA, DESCRIBED AS FOLLOWS:

PARCEL 1 OF PARCEL MAP FOR DELL AND MARVA SULLIVAN, RECORDED FEBRUARY 20, 1986 IN PLAT BOOK A, PAGE 253, AS FILE 84596, 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

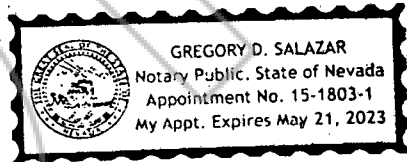
1. All general and special taxes for the current fiscal year.
2. Covenants, Conditions, Restrictions, Reservations, Rights, Rights of Way and Easements now of record.

Joseph Russell Leavitt Joseph Russe Joseph Russell Leavitt
Kathy Eleen Marshall Leavitt
Kathy Eleen Marshall Leavitt

STATE OF NEVADA)
COUNTY OF CLARK) : ss.

This instrument was acknowledged before me on 7 April 2021 by **Joseph Russell Leavitt and Kathy Eleen Marshall Leavitt.**

[Signature]
Notary Public
(My commission expires: MAY 21 2023)



This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed under Escrow No. 13895-2620851.

* Gregory D. Salazar
Notary Public, State of Nevada
Appointment No. 15-1803-1
My Appt. Expires May 21, 2023

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
 a) 004-071-19
 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: \$160,000.00
 b) Deed in Lieu of Foreclosure Only (value of property) (\$ _____)
 c) Transfer Tax Value: \$160,000.00
 d) Real Property Transfer Tax Due \$624.00

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: Joseph Russell Leavitt
 Signature: _____

Capacity: Grantor
 Capacity: _____

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

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

Print Name: Joseph Russell Leavitt and Kathy Eelen Marshall Leavitt
 Address: P.O. Box 82
 City: Logandale
 State: NV Zip: 89021

Print Name: Neil Platt
 Address: P.O. Box 665
 City: Alamo
 State: NV Zip: 89001

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

FANV-DIRECT TITLE / FIRST
 Print Name: AMERICAN TITLE
 Address: 2500 PASEO VERDE PARKWAY SUITE 120
 City: HENDERSON

File Number: 13895-2620851 TV/ TV
 State: NV Zip: 89074

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