

LINCOLN COUNTY, NV

2021-159912

\$46.75

RPTT:\$9.75 Rec:\$37.00

04/16/2021 10:15 AM

FIRST AMERICAN TITLE INSURANCE COMPANY

OFFICIAL RECORD

AMY ELMER, RECORDER

A.P.N.: 001-113-05
File No: 13895-2616468 (TV)
R.P.T.T.: \$9.75

When Recorded Mail To: Mail Tax Statements To:
Elayne Coroneos
3 Lowery Street
Henderson, NV 89015

GRANT, BARGAIN and SALE DEED

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

Milica Weinstein Flanagan as Trustee of the Milica Weinstein Flanagan Trust Agreement dated February 14, 1991, as amended

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

Elayne Coroneos, an unmarried woman

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

LOTS 20 AND 21 IN BLOCK 27 OF THE TOWN OF PIOCHE, AS SAID LOTS AND BLOCK ARE PLATTED AND DESCRIBED ON THE OFFICIAL PLAT OF SAID TOWN OF PIOCHE NOW ON FILE 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.


the Milica Weinstein Flanagan Trust Agreement
dated 2/14/91 as amended

Milica Weinstein Flanagan
Milica Weinstein Flanagan, Trustee

STATE OF Nevada)
COUNTY OF Clark) : ss.

This instrument was acknowledged before me on 4/12/2021 by
Milica Weinstein Flanagan, Trustee.

Valeria Martinez
Notary Public
(My commission expires: 4/6/24)

*  VALERIA MARTINEZ
NOTARY PUBLIC
STATE OF NEVADA
My Commission Expires: 04-06-24
Certificate No: 16-2249-1

This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed under Escrow
No. 13895-2616468.

* Valeria Martinez
Notary Public
State of Nevada
My Commission Expires: 04-06-24
Certificate No: 16-2249-1

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
 a) 001-113-05
 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: \$2,500.00
 b) Deed in Lieu of Foreclosure Only (value of property) (\$ _____)
 c) Transfer Tax Value: \$2,500.00
 d) Real Property Transfer Tax Due \$9.75

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: Milica Weinstein Flanagan Capacity: GRANTOR/SELLER
 Signature: _____ Capacity: _____

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

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

Milica Weinstein Flanagan as
 Trustee of the Milica Weinstein
 Flanagan Trust Agreement dated
 Print Name: February 14, 1991, as amended
 Address: 201 Plaza del Robles
 City: W
 State: NV Zip: 89102

Print Name: Elayne Coroneos
 Address: 3 Lowery Street
 City: Henderson
 State: NV Zip: 89015

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

FANV DIRECT TITLE/ First American
 Print Name: Title Insurance Company File Number: 13895-2616468 TV/ ar
 Address: 701 North Green Valley Parkway, Suite 120
 City: Henderson State: NV Zip: 89074

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