

LINCOLN COUNTY, NV

**2021-159979**

\$37.00

RPTT:\$0.00 Rec:\$37.00

**04/30/2021 09:18 AM**

FIRST AMERICAN TITLE INSURANCE COMPANY 3 AK

OFFICIAL RECORD

AMY ELMER, RECORDER

E05

APN NO.: 011-191-17

**RECORDING REQUESTED BY:**  
**Fidelity National Title Agency of Nevada,**  
**Inc.**

**Escrow No.: 00115108-001-NT**

**Title No.: 00115108**

**AND WHEN RECORDED MAIL TO:**

**Jennifer Michelle Bailey**

**321 Shimmering Moon Street**

**Henderson, NV 89015**

**AND WHEN RECORDED MAIL TAX**  
**STATEMENTS TO:**

**SAME AS ABOVE**

**Affix RPTT: EXEMPT 5**

*2619370*

## **GRANT, BARGAIN SALE DEED**

THIS INDENTURE WITNESSETH THAT:

Allen J. Bailey, spouse of grantee herein

In consideration of the reasonable value, the receipt of which is hereby acknowledged, do hereby Grant, Bargain Sell and convey to

Jennifer Michelle Bailey, a married woman as her sole and separate property

All that real property situated in the County of Lincoln, State of Nevada, described as follows:

**SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.**

**THE GRANTOR HEREIN MAKES THIS DEED FOR THE PURPOSE OF RELINQUISHING ANY AND ALL SPOUSAL COMMUNITY OR HOMESTEAD INTEREST TO SAID PROPERTY AND TO ESTABLISH THAT SAID PROPERTY IS TO BE THE SOLE AND SEPARATE PROPERTY OF THE GRANTEE HEREIN.**

TOGETHER WITH all and singular the tenements, hereditaments and appurtenances thereunto belonging to in anywise appertaining.

SUBJECT TO:

1. General and special taxes for the current fiscal year.
2. Covenants, conditions, restrictions, right of way, easements and reservations of record.

Allen J. Bailey  
Allen J. Bailey

Allen J. Bailey

STATE OF NEVADA  
COUNTY OF CLARK

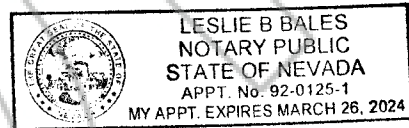
On April 21, 2021 personally appeared before me, a Notary Public

Allen J. Bailey

who acknowledged that he/she/they executed the above instrument.

Leslie B Bales  
Notary Public

My commission expires: **March 26, 2024**



NOTARY JURAT FOR GRANT, BARGAIN, SALE DEED

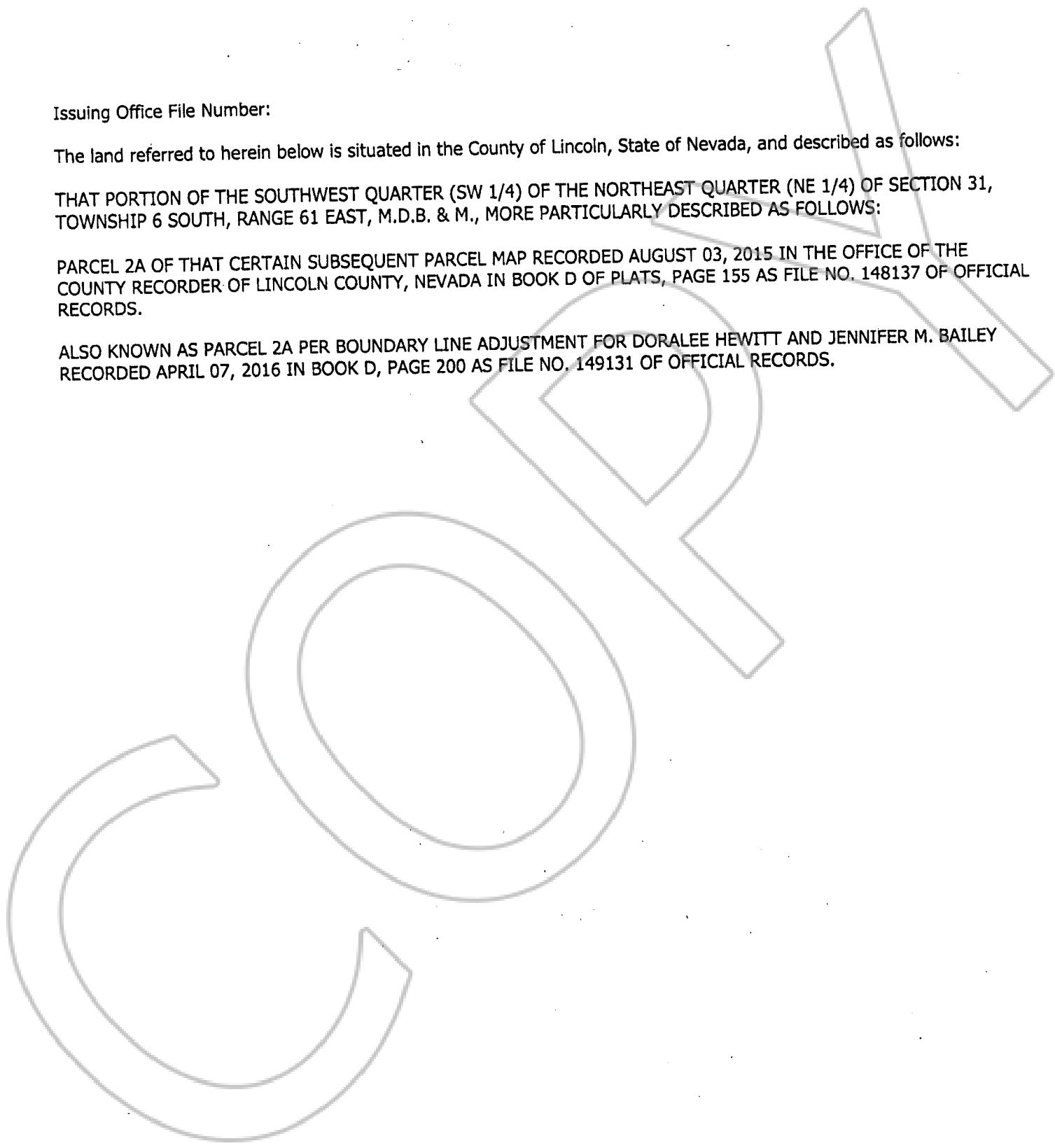
Issuing Office File Number:

The land referred to herein below is situated in the County of Lincoln, State of Nevada, and described as follows:

THAT PORTION OF THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 31, TOWNSHIP 6 SOUTH, RANGE 61 EAST, M.D.B. & M., MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL 2A OF THAT CERTAIN SUBSEQUENT PARCEL MAP RECORDED AUGUST 03, 2015 IN THE OFFICE OF THE COUNTY RECORDER OF LINCOLN COUNTY, NEVADA IN BOOK D OF PLATS, PAGE 155 AS FILE NO. 148137 OF OFFICIAL RECORDS.

ALSO KNOWN AS PARCEL 2A PER BOUNDARY LINE ADJUSTMENT FOR DORALEE HEWITT AND JENNIFER M. BAILEY RECORDED APRIL 07, 2016 IN BOOK D, PAGE 200 AS FILE NO. 149131 OF OFFICIAL RECORDS.



**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)  
 a) 011-191-17  
 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 RECORDER'S OPTIONAL USE ONLY	
Document/Instrument #	_____
Book: _____	Page: _____
Date of Recording: _____	
Notes: _____	

3. a. Total Value/Sales Price of Property: \$0.00  
 b. Deed in Lieu of Foreclosure Only (value of property): (0.00)  
 c. Transfer Tax Value: \$0.00  
 d. Real Property Transfer Tax Due: \$0.00

4. **If Exemption Claimed:**  
 a. Transfer Tax Exemption, per NRS 375.090, Section: 5  
 b. Explain Reason for Exemption: Releasing the interest of the non vested spouse without consideration  
 5. Partial Interest: Percentage being transferred: \_\_\_\_\_ %

The undersigned Seller/(Grantor)/Buyer (Grantee), 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 Allen J Bailey Capacity Grantor  
 Signature Jennifer Michelle Bailey Capacity Grantee

**SELLER (GRANTOR) INFORMATION**  
 (REQUIRED)  
 Print Name Allen J Bailey  
 Address: 321 Shimmering Moon St.  
 City, St., Zip: Henderson, NV 89015

**BUYER (GRANTEE) INFORMATION**  
 (REQUIRED)  
 Print Name: Jennifer Michelle Bailey  
 Address: 321 Shimmering Moon St.  
 City, St., Zip: Henderson, NV 89015

**COMPANY REQUESTING RECORDING**  
 Print Name: Fidelity National Title Agency of Nevada, Inc.  
 Address: 500 N. Rainbow Blvd., Suite 100  
 City/State/Zip: Las Vegas, NV 89107

Escrow #: 00115108-001

*clo*  
**First American Title Company**  
**701 N. Green Valley Pkwy #120**  
**Henderson, NV 89074**