

LINCOLN COUNTY, NV **2021-159982**
\$427.00
RPTT:\$390.00 Rec:\$37.00 **04/30/2021 10:54 AM**
FIRST AMERICAN TITLE INSURANCE COMPANY
OFFICIAL RECORD
AMY ELMER, RECORDER

A.P.N.: 011-191-19 and 011-191-20 and 011-191-21 and 011-191-22
File No: 13895-2621174 (TV)
R.P.T.T.: \$390.00

When Recorded Mail To: Mail Tax Statements To:
Steven Harvey and Heather E. Harvey
6503 Tulip Garden Dr.
Las Vegas, NV 89142

GRANT, BARGAIN and SALE DEED

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

Ernest Joseph Freggiaro, Trustee of The Ernest Joseph Freggiaro Living Trust dated May 16, 2017

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

Steven Harvey and Heather E. Harvey, husband and wife as joint tenants

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

Parcel I:

PARCELS 1, 2, 3 AND 4 AS SHOWN ON PARCEL MAP FOR ERNEST J FREGGIARO LIVING TRUST, RECORDED AUGUST 4, 2020 AS DOCUMENT NO. 2020-158807 IN THE OFFICE OF THE COUNTY RECORDER OF LINCOLN COUNTY, NEVADA, LOCATED IN THE SOUTH HALF (1/2) OF NORTHWEST QUARTER (1/4) OF NORTHEAST QUARTER (1/4) OF SECTION 31, TOWNSHIP 6 SOUTH, RANGE 61 EAST, M.D.B.&M.

Parcel II:

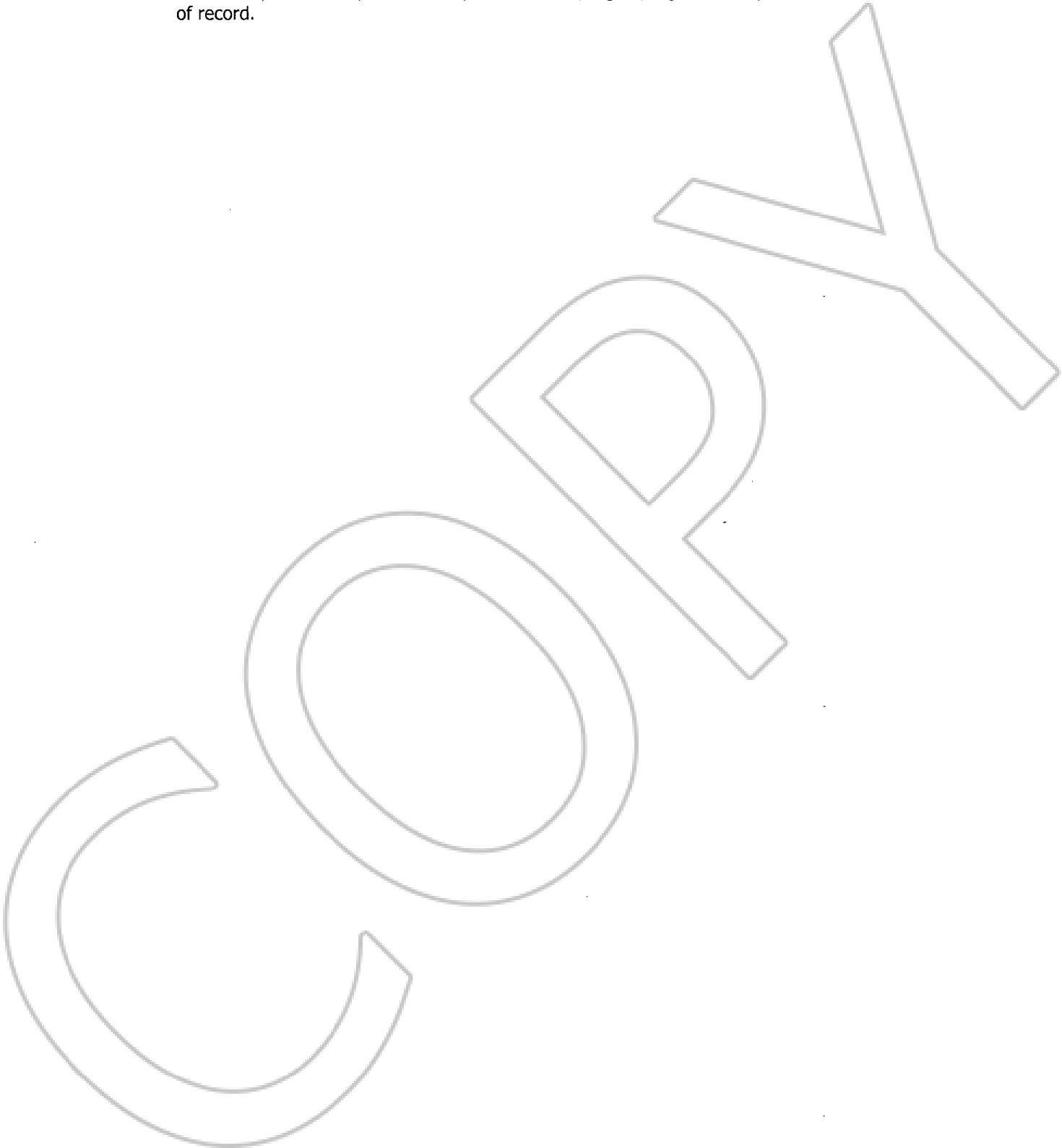
A Non-Exclusive easement for ingress, egress and utilities over Parcels 2, 3 and 4 as shown on the Parcel Map for Ernest J. Freggiaro Living Trust recorded August 4, 2020 as Instrument 2020-158807 in the office of the Lincoln County Recorder.

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.



Ernest J. Freggiaro Living Trust dated 5/16/17

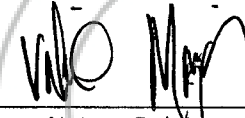
Ernest J. Freggiaro Living Trust dated 5/16/17


Ernest Joseph Freggiaro, Trustee

Ernest Joseph Freggiaro, Trustee


STATE OF **NEVADA**)
) **SS.**
COUNTY OF **CLARK**)

This instrument was acknowledged before me on 4/29/2021 by
Ernest Joseph Freggiaro, Trustee



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

This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed under Escrow No. 13895-2621174.

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

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) 011-191-19
- b) 011-191-20
- c) 011-191-21
- d) 011-191-22

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: \$99,900.00
- b) Deed in Lieu of Foreclosure Only (value of property) (\$ _____)
- c) Transfer Tax Value: \$99,900.00
- d) Real Property Transfer Tax Due \$390.00

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: [Signature] Capacity: Grantor/Seller
 Signature: _____ Capacity: _____

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

Ernest Joseph Freggiaro, Trustee
 of The Ernest Joseph Freggiaro
 Print Name: Living Trust dated May 16, 2017
 Address: 3981 Arlberg Way
 City: Las Vegas
 State: NV Zip: 89124

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

Steven Harvey and
 Heather E. Harvey
 Print Name: Heather E. Harvey
 Address: 6503 Tulip Garden Dr.
 City: Las Vegas
 State: NV Zip: 89142

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

Print Name: FANV-Direct Title / First American Title File Number: 13895-2621174 TV/ TV
 Address 2500 Paseo Verde Pkwy #120
 City: Henderson State: NV Zip: 89074

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