

LINCOLN COUNTY, NV

2021-159984

\$37.00

RPTT:\$0.00 Rec:\$37.00

04/30/2021 01:38 PM

FIRST AMERICAN TITLE INSURANCE COMPANY-3 AK

OFFICIAL RECORD

AMY ELMER, RECORDER

E05

APN NO.: 011-191-18

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

Escrow No.: 00115107-001-NT

Title No.: 00115107

AND WHEN RECORDED MAIL TO:

Jennifer M. Bailey

321 Shimmering Moon Street

Henderson, NV 89015

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

SAME AS ABOVE

Affix RPTT: EXEMPT 5

2619359

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 M. 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

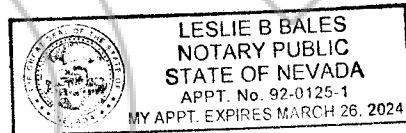
On April 21, 2021 personally appeared before me, a Notary Public

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

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 2B OF THAT CERTAIN SUBSEQUENT BOUNDARY LINE ADJUSTMENT RECORDED APRIL 07, 2016 IN THE
OFFICE OF THE COUNTY RECORDER OF LINCOLN COUNTY, NEVADA IN BOOK D, PAGE 200 AS INSTRUMENT NUMBER
149131 OF OFFICIAL RECORDS.

COPY

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a) 011-191-18
 b) _____
 c) _____
 d) _____

2. Type of Property:
 a) Vacant Land b) Single Fam. Res.
 c) _____ d) 2-4 Plex
 Condo/Twnhse
 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 M Bailey Capacity Grantee

SELLER (GRANTOR) INFORMATION
(REQUIRED)
 Print Name Allen J Bailey
 Address: 391 Shimmering Moon St
 City, St., Zip: Henderson, NV 89015

BUYER (GRANTEE) INFORMATION
(REQUIRED)
 Print Name: Jennifer M. Bailey
 Address: 391 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 #: 00115107-001

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