A.P.N.:

013-030-09

File No:

13895-2622854 (TV)

R.P.T.T.:

\$312.00

LINCOLN COUNTY, NV

2021-160483

\$349.00

RPTT:\$312.00 Rec:\$37.00 **06/07/2021 02:06 PM**

FIRST AMERICAN TITLE INSURANCE COMPANY A

OFFICIAL RECORD

AMY ELMER, RECORDER

When Recorded Mail To: Mail Tax Statements To: John Gallinger and Cheryl Gallinger, Trustees of The Gallinger Family Revocable Living Trust 9209 Empire Rock Street Las Vegas, NV 89143

GRANT, BARGAIN and SALE DEED

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

William Albert Callahan, a divorced man

do(es) hereby GRANT, BARGAIN and SELL to

John Gallinger and Cheryl Gallinger, Trustees of The Gallinger Family Revocable Living Trust

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

SECTION 2, TOWNSHIP 3 SOUTH, RANGE 67 EAST, LINCOLN COUNTY, NEVADA SOUTHEAST QUARTER (SE1/4) OF THE NORTHWEST QUARTER (NW1/4) OF THE **SOUTHWEST QUARTER (SW1/4) OF THE NORTHWEST QUARTER (NW1/4)**

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

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

Lill Culchan
William Albert Callaban

STATE OF

NEVADA

SS.

COUNTY OF

CLARK

This instrument was acknowledged before me on William Albert Callahan.

by

Notary Public

(My commission expires: Aug | 2001)

ANDREW RUIZ NOTARY PUBLIC STATE OF NEVADA Appt. No. 05-99405-1 My Appt. Expires August 11, 2021

This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed under Escrow No. 13895-2622854.

STATE OF NEVADA DECLARATION OF VALUE

a) 013-030-09 b)	1.	Assessor Parcel Number(s)	/\	
2. Type of Property a) X Vacant Land b) Single Fam. Res. c) Condo/Twnhse d) 2-4 Plex Book Page: Date of Recording: Notes: b) Apt. Bldg. f) Comm1/Ind1 Gother 3. a) Total Value/Sales Price of Property: b) Deed in Lieu of Foreclosure Only (value of property) c) Transfer Tax Value: d) Real Property Transfer Tax Due 4. If Exemption Claimed: a. Transfer Tax Exemption, per 375.090, Section: b. Explain reason for exemption: 5. Partial Interest: Percentage being transferred: 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: SELLER (GRANTOR) INFORMATION (REQUIRED) Print Name: William Albert Callahan Address: 2600 Boolder Huy transcription (required if not seller or buyer) Print Name: FANV-Direct Title / First American Title Address 2500 Paseo Verde Pkwy #120 City: Las Vegas State: NV Zip: 89143 Zip: 89074	a)	013-030-09	\ \	
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a)	u)		\ \	
c) Condo/Twnhse d) 2-4 Plex e) Apt. Bldg. f) Comm¹l/Ind¹l g) Agricultural h) Mobile Home i) Other 3. a) Total Value/Sales Price of Property: b) Deed in Lieu of Foreclosure Only (value of property) c) Transfer Tax Value: d) Real Property Transfer Tax Due 4. If Exemption Claimed: a. Transfer Tax Exemption, per 375.090, Section: b. Explain reason for exemption: 5. Partial Interest: Percentage being transferred: 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: SELLER (GRANTOR) INFORMATION (REQUIRED) Print Name: William Albert Callahan Address: 2600 Boolder Hivy Dra (City: Las Vegas) State: NV Zip: 89143 COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer) Print Name: FANV-Direct Title / First American Title Address 2500 Paseo Verde Pkwy #120 City: Lenderson State: NV Zip: 89143 COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer) File Number: 13895-2622854 TV/ TV Address 2500 Paseo Verde Pkwy #120 City: Lenderson State: NV Zip: 89074	2.			
e) Apt. Bldg. f) Comm¹/Ind¹ Date of Recording: g) Agricultural h) Mobile Home i) Other 3. a) Total Value/Sales Price of Property: b) Deed in Lieu of Foreclosure Only (value of property) c) Transfer Tax Value: d) Real Property Transfer Tax Due 4. If Exemption Claimed: a. Transfer Tax Exemption, per 375.090, Section: b) Explain reason for exemption: 5. Partial Interest: Percentage being transferred: 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: SELLER (GRANTOR) INFORMATION (REQUIRED) Print Name: William Albert Callahan Address: 2600 Boolder Hivy # 120 City: Las Vegas State: NV Zip: 89143 COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer) File Number: 13895-2622854 TV/ TV Address 2500 Paseo Verde Pkwy #120 City: Henderson State: NV Zip: 89074	a)	x Vacant Land b) Single Fam. Res.	FOR RECORDERS OPTIONAL USE	
g) Agricultural h) Mobile Home i) Other 3. a) Total Value/Sales Price of Property: \$80,000.00 b) Deed in Lieu of Foreclosure Only (value of property) (\$ c) Transfer Tax Value: \$80,000.00 d) Real Property Transfer Tax Due \$312.00 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: SELLER (GRANTOR) INFORMATION (REQUIRED) Print Name: William Albert Callahan Address: 2 60 Boolde, Hivy #194 City: Las Vegas State: NV Zip: 89143 COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer) Print Name: FANV-Direct Title / First American Title Address: 2500 Paseo Verde Pkwy #120 City: Henderson State: NV Zip: 89074	c)	Condo/Twnhse d) 2-4 Plex	Book Page:	
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SELLER (GRANTOR) INFORMATION (REQUIRED) Print Name: William Albert Callahan Address: 3660 Boolder Hivy # 179 City: Las Vegas State: Nv Zip: \$121 State: Nv Zip: 89143 COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer) Print Name: FANV-Direct Title / First American Title Address 2500 Paseo Verde Pkwy #120 City: Henderson SELLER (GRANTEE) INFORMATION (REQUIRED) John Gallinger and Chery1 Print Name: Gallinger, Trustees of The* Address: 9209 Empire Rock Street City: Las Vegas State: NV Zip: 89143 File Number: 13895-2622854 TV/ TV State: NV Zip: 89074	_	13W Charles	Capacity: <u>Granton</u> / <u>Sellen</u>	
City: Las Vegas State: NV Zip: 89143 Company/person required if not seller or buyer) File Nume: FANV-Direct Title / First American Title Address 2500 Paseo Verde Pkwy #120 City: Henderson Henderson Henderson Las Vegas City: Las Vegas State: NV Zip: 89143 City: State:	Sigr			
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TAS A PUBLIC RECORD THIS FORM MAT BE RECORDED/MICROFH MEDI	CILY			