

A.P.N.: 003-076-04
File No: 13896-2629027 (TV)
R.P.T.T.: \$546.00

LINCOLN COUNTY, NV **2021-160766**
\$583.00
RPTT:\$546.00 Rec:\$37.00 **07/02/2021 03:23 PM**
FIRST AMERICAN TITLE INSURANCE COMPANY
OFFICIAL RECORD
AMY ELMER, RECORDER

When Recorded Mail To: Mail Tax Statements To:
Alfred Emiliano Ribucan and Anna K. Ribucan as trustees of
The Alfred E. & Anna K. Ribucan Family Trust
50 Kuilima Place
Kihei, HI 96753

GRANT, BARGAIN and SALE DEED

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

Shirlee Hansen, as surviving joint tenant

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

Alfred Emiliano Ribucan and Anna K. Ribucan as trustees of The Alfred E. & Anna K. Ribucan Family Trust

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

LOTS EIGHT (8), NINE (9), TEN (10) AND ELEVEN (11) IN BLOCK FIVE (5) OF THE CITY OF CALIENTE AS SHOWN BY MAP THEREOF 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.

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 003-076-04
- 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: \$140,000.00
- b) Deed in Lieu of Foreclosure Only (value of property) (\$ _____)
- c) Transfer Tax Value: \$140,000.00
- d) Real Property Transfer Tax Due \$546.00

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)**

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

Print Name: Shirlee Hansen

Print Name: Alfred Emiliano Ribucan and Anna K. Ribucan * see below

Address: HC 34 Box 7

Address: 50 Kuilima Place

City: Caliente

City: Kihei

State: NV Zip: 89008

State: HI Zip: 96753

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

FANV DIRECT TITLE/ First American
Print Name: Title Insurance Company

File Number: 13896-2629027 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)

* as trustees of The Alfred E. & Anna K. Ribucan Family Trust