

A.P.N. 001-341-18
R.P.T.T. \$0



OFFICIAL RECORD
AMY ELMER, RECORDER

E07

Recorded at the Request of
Leland R. Dane, Trustee
Mary McCoy, Trustee
Leland R. Dane Living Trust
dated March 9, 2021
Return to:
Law Offices of Gary L. Fales & Associates
8689 W. Sahara Ave., Suite 200
Las Vegas, NV 89117

Mail tax bill to:
Leland R. Dane, Trustee
Mary McCoy, Trustee
Leland R. Dane Living Trust
dated March 9, 2021
5295 El Parque Ave.
Las Vegas, NV 89146

GRANTOR:

Lee R. Dane
5295 El Parque Ave.
Las Vegas, NV 89146

GRANTEE:

Leland R. Dane, Trustee
Mary McCoy, Trustee
Leland R. Dane Living Trust
dated March 9, 2021
5295 El Parque Ave.
Las Vegas, NV 89146

GRANT, BARGAIN AND SALE DEED

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **LEE R. DANE**, an unmarried man, hereby **GRANT(S)**, **BARGAIN(S)**, **SELL(S)** AND **CONVEY(S)** to **LELAND R. DANE** and **MARY MCCOY**, Trustees of the **LELAND R. DANE LIVING TRUST DATED MARCH 9, 2021**, and any amendments thereto, that property in Lincoln County, Nevada described as follows:

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

Commonly known as 238 Juniper Street, Pioche, Nevada

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.

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

EXHIBIT "A"

PARCEL NO. 41, AS SHOWN ON PARCEL MAP FOR JAMES VINCENT, FILED IN THE OFFICE OF THE COUNTY RECRODER OF LINCOLN COUNTY ON MARCH 8, 1999, IN BOOK B OF PLATS, PAGE 193, AS FILE NO. 112429; AND AMENDED BY CERTIFICATE OF AMENDMENT, RECORDED MARCH 17, 1999, IN BOOK B OF PLATS, PAGE 200 A/B, AS FILE NO. 112466; BEING A PORTION OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 15, TOWNSHIP 1 NORTH, RANGE 67 EAST, M.D.B. & M., LINCOLN COUNTY, NEVADA.

COPY

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
 a. 001-341-18
 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
 Other

FOR RECORDERS OPTIONAL USE ONLY	
Book _____	Page: _____
Date of Recording: _____	
Notes: <u>Trust on file - AK</u>	

- 3.a. Total Value/Sales Price of Property \$ 0.00
 b. Deed in Lieu of Foreclosure Only (value of property (_____))
 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 7
 b. Explain Reason for Exemption: Transfer without consideration to or from a trust

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: Representative

Signature _____ Capacity: _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: Lee R. Dane
 Address: 5295 El Parque Ave.
 City: Las Vegas
 State: NV Zip: 89146

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Lee R. Dane and Mary McCoy, Trustees of the Lee R. Dane Living Trust dated March 9, 2021
 Address: 5295 El Parque Ave.
 City: Las Vegas
 State: NV Zip: 89146

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

Print Name: Law Offices of Gary L. Fales Escrow # _____
 Address: 8689 W. Sahara Ave., Suite 200
 City: Las Vegas State: NV Zip: 89117