

LINCOLN COUNTY, NV **2021-160939**
\$1,051.00
RPTT:\$1014.00 Rec:\$37.00 **08/04/2021 09:13 AM**
FIRST AMERICAN TITLE INSURANCE COMPANY
OFFICIAL RECORD
AMY ELMER, RECORDER

A.P.N.: 003-021-07
File No: 13896-2627066 (TV)
R.P.T.T.: \$1,014.00

When Recorded Mail To: Mail Tax Statements To:
Rujake James Gross, Sr
1519 East Helm Avenue
Las Vegas, NV 89119

GRANT, BARGAIN and SALE DEED

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

Comerica Bank & Trust, N.A. Trustee of the William D Fiala 2008 Living Trust For the Benefit of Daniel J. Fiala

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

Rujake James Gross, Sr, an unmarried man

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

THAT PORTION OF THE SOUTHWEST QUARTER (SW1/4) OF THE SOUTHWEST QUARTER (SW1/4) OF SECTION 5, TOWNSHIP 4 SOUTH, RANGE 67 EAST, M.D.B. AND M., LINCOLN COUNTY, NEVADA, DESCRIBED AS FOLLOWS:

PARCEL C-1 OF AMENDED PLAT FOR L. DAVID AND JEAN R. LOVE, RECORDED IN BOOK B, PAGE 26 OF PLATS AS FILE 108388 AND AS RECORD OF SURVEY BOUNDARYLINE ADJUSTMENT RECORDED JULY 19, 2019 AS 2019-156752 OF OFFICIAL RECORDS.

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) 003-021-07
 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: \$260,000.00
 b) Deed in Lieu of Foreclosure Only (value of property) (\$ _____)
 c) Transfer Tax Value: \$260,000.00
 d) Real Property Transfer Tax Due \$1,014.00

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]
 Signature: _____

Capacity: GRANTOR/SELLER
 Capacity: _____

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

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

Comerica Bank & Trust, N.A.
 Trustee of the William D Fiala
 2008 Living Trust For the Benefit
 of Daniel J. Fiala
 Print Name: _____
 Address: 2321 Rosecrans Ave, 5th Floor
 City: El Segundo
 State: CA Zip: 90245

Print Name: Rujake James Gross, Sr
 Address: 1519 East Helm Avenue
 City: Las Vegas
 State: NV Zip: 89119

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

FANV DIRECT TITLE/First American
 Print Name: Title Insurance Company File Number: 13896-2627066 TV/ TV
 701 North Green Valley Parkway, Suite
 Address: 120
 City: Henderson State: NV Zip: 89074

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