

LINCOLN COUNTY, NV **2021-161066**
\$169.60
RPTT:\$132.60 Rec:\$37.00 **09/03/2021 12:34 PM**
FIRST AMERICAN TITLE INSURANCE COMPANY
OFFICIAL RECORD
AMY ELMER, RECORDER

A.P.N.: 013-041-19
File No: 13896-2634548 (TV)
R.P.T.T.: \$132.60

When Recorded Mail To: Mail Tax Statements To:
Floyd Gary Pratt and Sharon D. Pratt
6285 South Mohawk Street
Las Vegas, NV 89118

GRANT, BARGAIN and SALE DEED

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

August E. Boudreaux and Margaret M. Boudreaux, husband and wife as joint tenants

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

Floyd Gary Pratt and Sharon D. Pratt, husband and wife as joint tenants

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

**LOT TWENTY-FOUR (24) OF HIGHLAND KNOLLS AS SHOWN BY MAP THEREOF ON
FILE IN BOOK "A" OF PLATS, PAGE 100, LINCOLN COUNTY, NEVADA 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) 013-041-19
- 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: \$33,750.00
- b) Deed in Lieu of Foreclosure Only (value of property) (\$ _____)
- c) Transfer Tax Value: \$33,750.00
- d) Real Property Transfer Tax Due \$132.60

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: Margaret E Boudreaux
Signature: _____

Capacity: Grantor/Seller
Capacity: _____

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

August E. Boudreaux and
Print Name: Margaret M. Boudreaux
Address: 6603 Chinatown Street
City: Las Vegas
State: NV Zip: 89166

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

Floyd Gary Pratt and Sharon D. Pratt
Print Name: _____
Address: 6285 South Mohawk Street
City: Las Vegas
State: NV Zip: 89118

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

FANV DIRECT TITLE/First American
Print Name: Title Insurance Company
Address: 701 North Green Valley Parkway #120
City: Henderson

File Number: 13896-2634548 TV/ ar
State: NV Zip: 89074

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