

LINCOLN COUNTY, NV

2021-161125

\$668.80

RPTT:\$631.80 Rec:\$37.00

09/17/2021 12:52 PM

CLEAR TITLE COMPANY

Pgs=3 AE

OFFICIAL RECORD

AMY ELMER, RECORDER

A.P.N.: 004-132-05

R.P.T.T.: \$631.80

**WHEN RECORDED MAIL TO and
MAIL TAX STATEMENTS TO:**

Sandra K. Seaborn
707 Wolf Lake Avenue
North Las Vegas, NV 89032

GRANT, BARGAIN, SALE DEED

THE INDENTURE WITNESSETH: That **Sergio Andres Linares and Kyla Rae Linares, husband and wife and Kari A. Mortensen and Taunya R. Mortensen, husband and wife, as joint tenants**

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do(es) hereby Grant, Bargain, Sell and

Convey to **Sandra K. Seaborn, an unmarried woman**

all that real property situated in Clark County, State of Nevada, bounded and described as follows:

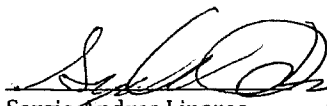
SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF AS EXHIBIT "A"

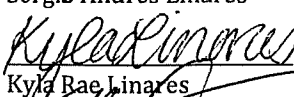
COMMONLY KNOWN ADDRESS:

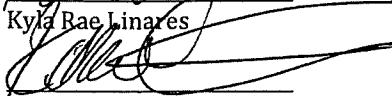
316 Danielle Lane
Alamo, NV 89001

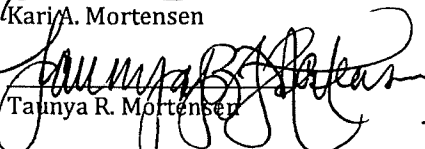
- SUBJECT TO:**
1. Taxes for the current fiscal year, not delinquent, including personal property taxes of any former owner, if any:
 2. Covenants, Conditions, Reservations, Rights, Rights of Way and Easements now of record.

Together with all and singular tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.


Sergio Andres Linares


Kyla Rae Linares


Kari A. Mortensen


Taunya R. Mortensen

STATE OF NEVADA
COUNTY OF CLARK

This instrument was acknowledged before me on this 9 day of September, 2021, by Sergio Andres Linares, Kyla Rae Linares, Kari A Mortensen and Taunya R Mortensen.

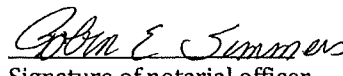
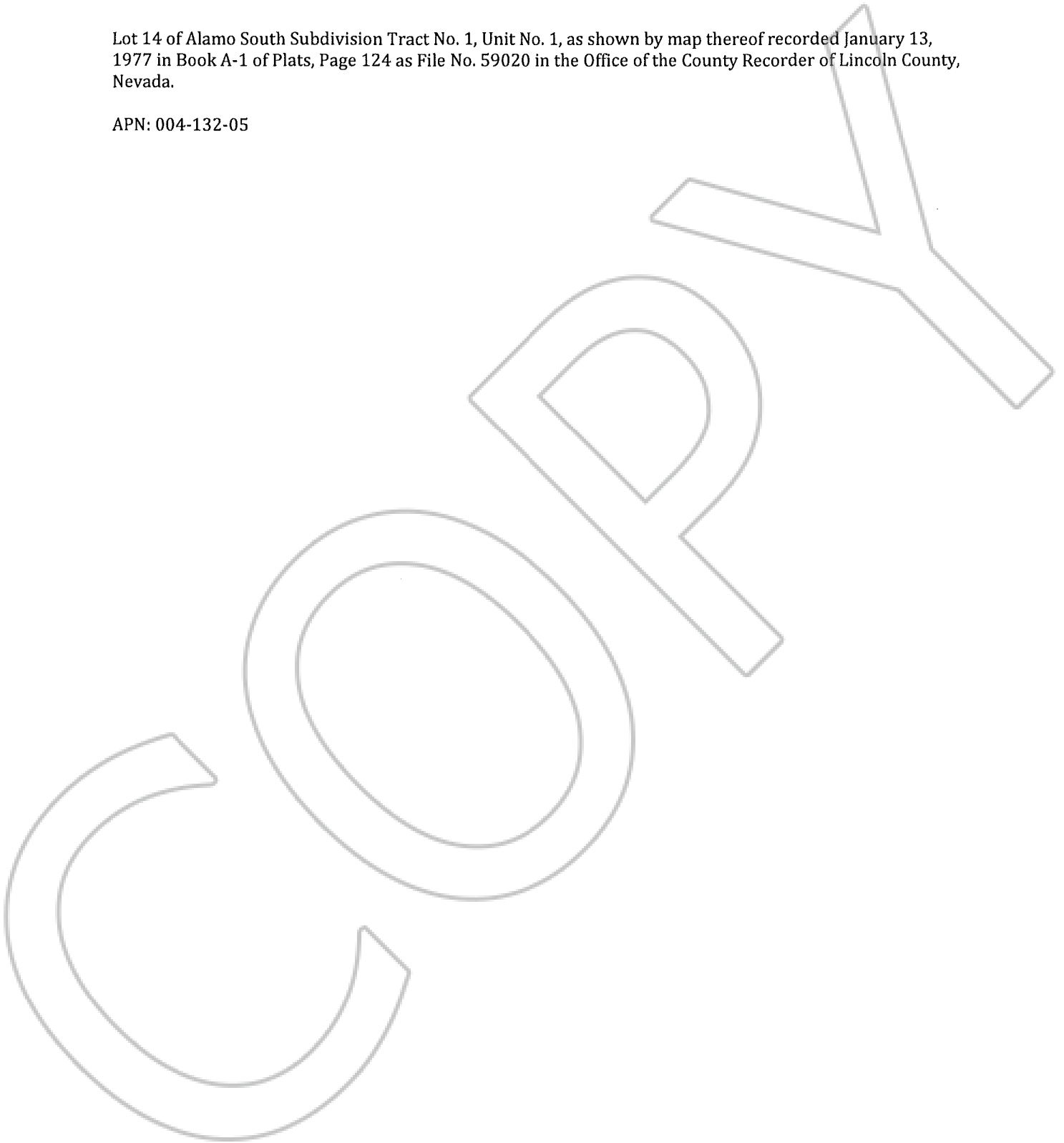

Signature of notarial officer
Robin E. Simmers
My Commission Expires: 11-6-2022



EXHIBIT A

Lot 14 of Alamo South Subdivision Tract No. 1, Unit No. 1, as shown by map thereof recorded January 13, 1977 in Book A-1 of Plats, Page 124 as File No. 59020 in the Office of the County Recorder of Lincoln County, Nevada.

APN: 004-132-05



**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a) 004-132-05
 b) _____
 c) _____
 d) _____

2. Type of Property:
 a) Vacant Land
 b) Sgl. Fam. Residence
 c) Condo/twnhse
 d) 2-4 Plex
 e) Apt. Bldg.
 f) Comm'l/Ind'l
 g) Agricultural
 h) Mobile Home
 Other: _____

FOR RECORDER'S OPTIONAL USE ONLY
 Document/Instrument No.: _____
 Book _____ Page _____
 Date of Recording: _____
 Notes: _____

3. a. Total Value/Sale Price of Property: \$162,000.00
 b. Deed in Lieu of Foreclosure Only (value of property) _____
 c. Transfer Tax Value: \$162,000.00
 d. Real Property Transfer Tax Due: \$631.80

4. **IF EXEMPTION CLAIMED:**
 a. Transfer Tax Exemption, per NRS 375.090, Section: _____
 b. Explain Reason for Exemption: _____

5. Partial Interest: Percentage Being Transferred: 100.00%

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 the 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: _____ Capacity: Grantor
 Signature: Sandra K. Seaborn Capacity: Grantee

SELLER (GRANTOR) INFORMATION
(REQUIRED)

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Sergio Andres Linares, Kyla Rea Linares,
 Kari A. Mortensen, and Taunya R.
 Print Name: Mortensen
 Address: PO Box 226
 City: Alamo
 State: NV Zip: 89001

Sandra K. Seaborn
 Print Name: Sandra K. Seaborn
 Address: 707 Wolf Lake Ave.
 City: N. Las Vegas
 State: NV Zip: 89032

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

Print Name: Clear Title Company, Inc. Esc. #: 2021-4222
 Address: 3030 South Durango Drive
 City: Las Vegas State: NV Zip: 89117

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED