

LINCOLN COUNTY, NV

2021-161131

\$707.80

RPTT:\$670.80 Rec:\$37.00

09/20/2021 02:04 PM

FIRST AMERICAN TITLE INSURANCE COMPANY 2 KC

OFFICIAL RECORD

AMY ELMER, RECORDER

A.P.N.: 001-046-06
File No: 119-2631467 (SC)
R.P.T.T.: \$670.80

When Recorded Mail To: Mail Tax Statements To:
Angela Larson and Greg Larson, as Trustees
4639 Bennett Dr.
Las Vegas, NV 89121

GRANT, BARGAIN and SALE DEED

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

Martin J. Burns, III and Nancy J. Burns, husband and wife as joint tenants

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

Angela Larson and Greg Larson, as Trustees of The Larson Revocable Living Trust Dated August 22, 2020

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

ALL OF THE NORTH HALF (N1/2) AND THE SOUTH HALF (S1/2) OF LOT NUMBERED 21, AND ALL OF THE ADJOINING SOUTH HALF (S1/2) OF LOT NUMBER 23 OF THE HENRY LEE SUBDIVISION IN THE TOWN OF PIOCHE, LINCOLN COUNTY, NEVADA AS SAID LOTS AND BLOCK ARE PLATTED AND DESCRIBED ON THE OFFICIAL PLAT OF SAID SUBDIVISION RECORDED IN THE OFFICE OF THE LINCOLN COUNTY RECORDER ON DECEMBER 18, 1908 IN BOOK A OF PLATS, PAGE 33, 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.

Martin J. Burns III
Martin J. Burns III
Martin J. Burns III
Nancy J. Burns
Nancy J. Burns

Florida
STATE OF NEVADA)
COUNTY OF CLARK) : ss.
Hernando

This instrument was acknowledged before me on
9.16.2021 by
Martin J. Burns, III and Nancy J. Burns.

Michael Drago
Notary Public
(My commission expires: 4.01.2023)



Michael Drago

This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated
09/16/2021 under Escrow No. 119-2631467

GG318503
04.01.23

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
 a) 001-046-06
 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: \$172,000.00
 b) Deed in Lieu of Foreclosure Only (value of property) (\$ _____)
 c) Transfer Tax Value: \$172,000.00
 d) Real Property Transfer Tax Due \$670.80

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: Agent
 Capacity: _____

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

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

Print Name: Martin J. Burns, III and Nancy J. Burns
 Address: 14521 Sandhurst Street
 City: Brooksville
 State: FL Zip: 34613

Angela Larson and Greg Larson, as Trustees of The Larson Revocable Living Trust Dated August 22,
 Print Name: 2020
 Address: 4639 Bennett Dr.
 City: Las Vegas
 State: NV Zip: 89121

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

First American Title Insurance
 Print Name: Company File Number: 119-2631467 SC/ SC
 Address 7674 W Lake Mead Blvd, Ste 108
 City: Las Vegas State: NV Zip: 89128

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