

A.P.N.: 001-260-23
File No: 116-2636314 (IK)
R.P.T.T.: \$132.60

LINCOLN COUNTY, NV
\$169.60
RPTT:\$132.60 Rec:\$37.00
FIRST AMERICAN TITLE INSURANCE COMPANY
OFFICIAL RECORD
AMY ELMER, RECORDER

2021-161459

10/04/2021 03:45 PM

PLAT=2 AK

When Recorded Mail To: Mail Tax Statements To:
Michael J. Valencia and Suzanne Y. Valencia
9275 Polaris Avenue
Las Vegas, NV 89139

GRANT, BARGAIN and SALE DEED

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

Leslie A. Park, Successor Trustee of the James L. Park Separate Property Trust dated February 23, 2015, as amended, or restated

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

Michael J. Valencia and Suzanne Y. Valencia, husband and wife as community property with right of survivorship

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

SITUATED WITHIN THE (NW 1/4) (SW 1/4), (SE 1/4) OF SECTION 11, T.I.N., R. 67 E. M.D.M., TOWN OF PIOCHE, LINCOLN COUNTY, STATE OF NEVADA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: PARCEL THREE (3), (NE1/4), NW1/4, SW1/4, SE1/4), AS SHOWN ON THAT CERTAIN PARCEL MAP RECORDED MAY 24, 2006 IN PLAT BOOK "C" PAGE 214, AS FILE NO. 126571, IN THE OFFICE OF THE COUNTY RECORDER OF LINCOLN COUNTY, NEVADA.

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.

James L. Park Separate Property Trust dated
February 23, 2015, as amended, or restated

Leslie A. Park, Successor Trustee
Leslie A. Park, Successor Trustee

STATE OF **NEVADA**)
)
) : ss.
COUNTY OF **CLARK**)

This instrument was acknowledged before me on September 30 2021 by
**Leslie A. Park, Successor Trustee of the James L. Park Separate Property Trust, dated
February 23, 2015, as amended, or restated.**



Notary Public

(My commission expires: June 2024)

This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed under Escrow
No. 116-2636314.



**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 001-260-23
- 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: \$33,900.00
- b) Deed in Lieu of Foreclosure Only (value of property) (\$ _____)
- c) Transfer Tax Value: \$33,900.00
- 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: Leslie A. Park

Capacity: Grantor

Signature: _____

Capacity: _____

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

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

Leslie A. Park, Successor Trustee
of the James L. Park Separate
Property Trust dated February 23,

Michael J. Valencia and
Suzanne Y. Valencia

Print Name: 2015, as amended or restated

Address: 9275 Polaris Avenue

Address: 4415 S. Topaz St

City: Las Vegas

City: Las Vegas

State: NV Zip: 89121

State: NV Zip: 89139

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

First American Title Insurance
Print Name: Company
Address 701 N Green Valley Pkwy, Ste 120
City: Henderson

File Number: 116-2636314 IK/ IK

State: NV Zip: 89074

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