

LINCOLN COUNTY, NV **2021-161485**
\$992.50
RPTT:\$955.50 Rec:\$37.00 **10/08/2021 02:54 PM**
FIRST AMERICAN TITLE INSURANCE COMPANY-3 KC
OFFICIAL RECORD
AMY ELMER, RECORDER

A.P. No. 006-041-58
Escrow No. 13895-2635541-DP/lf
R.P.T.T. \$955.50

WHEN RECORDED RETURN TO:

Christopher J Barton
8755 Rancho Destino Rd
Las Vegas, NV 89123

MAIL TAX STATEMENTS TO:

Christopher J Barton
8755 Rancho Destino Rd
Las Vegas, NV 89123

GRANT, BARGAIN and SALE DEED

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

William T. Combs, Trustee of the William T. Combs Revocable Trust dated May 21, 1994

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

Christopher J Barton, an unmarried man

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

ALL THAT CERTAIN REAL PROPERTY SITUATE IN THE COUNTY OF LINCOLN, STATE OF NEVADA, DESCRIBED AS FOLLOWS:

THE WEST HALF (W 1/2) OF THE SOUTHWEST QUARTER (SW 1/4) OF U.S. GOVERNMENT LOT 7 OF SECTION 2, TOWNSHIP 4 NORTH, RANGE 67 EAST, LINCOLN COUNTY, NEVADA.

EXCEPTING THEREFROM ANY PORTION OF SAID LAND CONVEYED BY DEED RECORDED AUGUST 23, 1985 IN BOOK 67 OF OFFICIAL RECORDS, PAGE 87 AS FILE NO. 83286, LINCOLN COUNTY, NEVADA RECORDS.

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.

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.

William T. Combs, Trustee of the William T.
Combs Revocable Trust dated May 21, 1994

William T. Combs

William T. Combs, Trustee

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

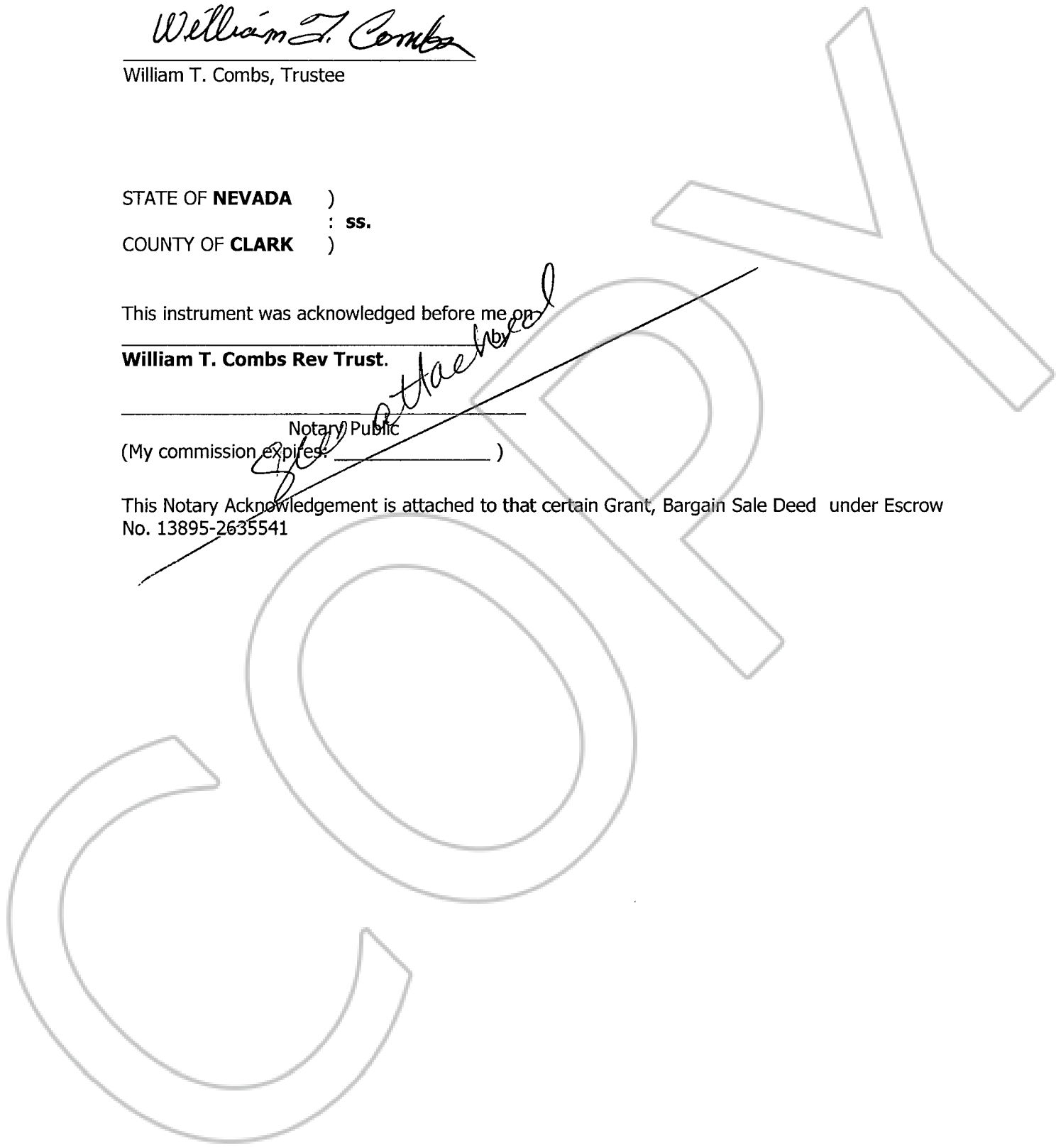
This instrument was acknowledged before me on _____

William T. Combs Rev Trust.

Notary Public
(My commission expires _____)

This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed under Escrow
No. 13895-2635541

Copy Attached



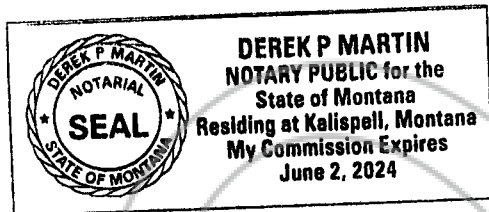
NOTARIAL CERTIFICATE

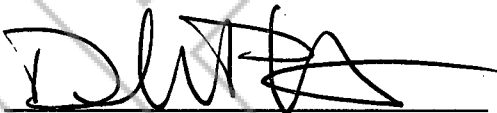
Acknowledgment in a Representative Capacity

State of Montana

County of Flathead

The attached record was acknowledged before me on **October 06, 2021** by **William T. Combs** as **Trustee** of or for **The William T. Combs Revocable Trust** dated **May 21, 1994**.




Notary Public

This certificate has been attached to the **GRANT, BARGAIN AND SALE DEED**, consisting of **two (2) pages**, dated **October 06, 2021**.

Any evidence that this certificate has been detached or removed from the above described document may render the notarization invalid or unacceptable.

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
 a) 006-041-58
 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: \$245,000.00
 b) Deed in Lieu of Foreclosure Only (value of property) (\$ _____)
 c) Transfer Tax Value: \$245,000.00
 d) Real Property Transfer Tax Due \$955.50
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: *William T. Combs*
 Signature: _____

Capacity: Agent
 Capacity: _____

SELLER (GRANTOR) INFORMATION (REQUIRED)

BUYER (GRANTEE) INFORMATION (REQUIRED)

William T. Combs, Trustee of the William T. Combs Revocable Trust
 Print Name: dated May 21, 1994
 Address: 3000 Ashley Lake Road
 City: Kalispell
 State: MT Zip: 59901

Print Name: Christopher J Barton
 Address: 8755 Rancho Destino Rd
 City: Las Vegas
 State: NV Zip: 89123

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

First American Title Insurance
 Print Name: Company
 Address: 2500 N Buffalo Drive, Suite 120
 City: Las Vegas

File Number: 13895-2635541 DP/ JB
 State: NV Zip: 89128

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