

LINCOLN COUNTY, NV

**2021-161607**

\$37.00

RPTT:\$0.00 Rec:\$37.00

11/08/2021 02:18 PM

LEE S. MCCULLOUGH, III, P.C. D/B/A MCCULLOUGH & ASSOCIATES, P.C.

OFFICIAL RECORD

AMY ELMER, RECORDER

E07

**Mail Tax Notice to:**  
Jacob David Bingham  
6715 Mustang St.  
Las Vegas, NV 89131

### WARRANTY DEED

**GRANTOR:** Bingham Investment Trust dated October 14, 2005,

#### CONVEYS AND WARRANTS TO

**GRANTEE:** Jacob David Bingham, as his sole and separate property,  
of 6715 Mustang St., Las Vegas, NV 89131

as a gift for no consideration the following described tract of land in Lincoln County, State of Nevada:

Parcel 1 of Lot 4 (SE¼) of Block 55 (of the Alamo Townsite map Plat Book A, Page 41) as shown on the Parcel Map, Plat Book C, Page 223 (File number 126683, located in Section 5, Township 7 South, Range 61 East, of Mount Diablo Meridian, all in Lincoln County, State of Nevada, known as Assessor Parcel 004-062-15, and formerly known as Assessor Parcel 004-062-04.

**Tax Serial No.:** 004-062-15

**Property Address:** 50 Main Street, Alamo, NV 89001

Subject to City and/or County taxes and Assessments not delinquent; Easements Rights-of-Way Covenants Conditions and Restrictions and Encumbrances now of record.

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SIGNED by the Grantors on July 1, 2021.

Bingham Investment Trust, dated October 14, 2005

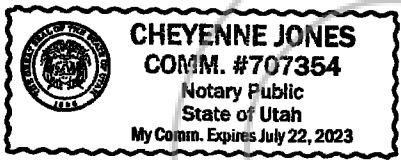
JDB  
Jacob David Bingham, Trustee

Francine H. Bingham  
Francine H. Bingham, Trustee

STATE OF Utah )  
  )ss.  
COUNTY OF Utah )

The foregoing instrument was acknowledged before me this July 1, 2021  
by Jacob David Bingham and Francine H. Bingham, Trustees.

Cheyenne Jones  
Notary Public



**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)  
 a) 004-062-15  
 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  
 Other

FOR RECORDER'S OPTIONAL USE ONLY  
 Book: \_\_\_\_\_ Page: \_\_\_\_\_  
 Date of Recording: \_\_\_\_\_  
 Notes: **Trust on File - AK**

3. Total Value/Sales Price of Property \$ \_\_\_\_\_  
 Deed in Lieu of Foreclosure Only (value of property) ( \_\_\_\_\_ )  
 Transfer Tax Value: \$ \_\_\_\_\_  
 Real Property Transfer Tax Due \$ \_\_\_\_\_

4. **If Exemption Claimed:**  
 a. Transfer Tax Exemption per NRS 375.090, Section 07  
 b. Explain Reason for Exemption: From the trust as grantors without consideration

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 Trustee

Signature Francine H Bingham Capacity Trustee

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

Print Name: The Bingham Investment Trust  
 Address: 6715 Mustang St.  
 City: Las Vegas  
 State: NV Zip: 89131

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

Print Name: Jacob David Bingham  
 Address: 6715 Mustang St.  
 City: Las Vegas  
 State: NV Zip: 89131

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

Print Name: McCullough Law  
 Address: 5255 N. Edgewood Dr., Suite 300  
 City: Provo

Escrow #: EIN: 51-0469909  
 State: UT Zip: 84604