

LINCOLN COUNTY, NV **2021-161654**
\$1,012.00
RPTT:\$975.00 Rec:\$37.00 11/18/2021 01:57 PM
FIRST AMERICAN TITLE INSURANCE COMPANY
OFFICIAL RECORD
AMY ELMER, RECORDER

A.P.N.: 003-091-09
File No: 13896-2638302 (TV)
R.P.T.T.: \$975.00

When Recorded Mail To: Mail Tax Statements To:
Susan Llewellyn
762 Lincoln Avenue #164
Alamo, NV 89001

GRANT, BARGAIN and SALE DEED

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

Cody Garth Christensen and Janeal Godfrey Christensen, husband and wife as joint tenants

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

Susan Llewellyn, a married woman as her sole and separate property

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

LOT 21 AS SHOWN ON THE AMENDED PLAT OF LINCOLN PARK ADDITION TO THE TOWN OF CALIENTE, FILED APRIL 28, 1945 IN BOOK A OF PLATS, PAGE 59 AS FILE NO. 19695, 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.

[Handwritten Signature]

Cody Garth Christensen

Cody Garth Christensen

[Handwritten Signature]

Janeal Godfrey Christensen

Janeal Godfrey Christensen

STATE OF Utah)
COUNTY OF Washington : ss.

This instrument was acknowledged before me on Nov. 11, 2021 by
Cody Garth Christensen and Janeal Godfrey Christensen.

[Handwritten Signature]
Notary Public
(My commission expires: 02-27-24)

This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed under Escrow
No. 13896-2638302.



**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 003-091-09
- 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: \$250,000.00
- b) Deed in Lieu of Foreclosure Only (value of property) (\$ _____)
- c) Transfer Tax Value: \$250,000.00
- d) Real Property Transfer Tax Due \$975.00

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]
Signature: [Signature]

Capacity: GRANTOR/SELLER
Capacity: Grantor/Seller

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

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

Print Name: Cody Garth Christensen and Janeal Godfrey Christensen
Address: 11020 E 1450S Unit 47
City: St. George
State: UT Zip: 84790

Print Name: Susan Llewellyn
Address: 762 Lincoln Avenue #164
City: Alamo
State: NV Zip: 89001

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

Print Name: FANV DIRECT TITLE/ First American Title Insurance Company
Address: 701 North Green Valley Parkway, Suite 120
City: Henderson

File Number: 13896-2638302 TV/ ar
State: NV Zip: 89074

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