LINCOLN COUNTY, NV

2021-161654

\$1.012.00

RPTT:\$975.00 Rec:\$37.00 11/18/2021 01:57 PM

FIRST AMERICAN TITLE INSURANCE COMPANYS=2 AE

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

- All general and special taxes for the current fiscal year. 1.
- Covenants, Conditions, Restrictions, Reservations, Rights, Rights of Way and Easements now 2. of record.

Cody Garth Christensen

Janeal Godfrey Christensen

STATE OF

COUNTY OF

COUNTY OF

Cody Garth Christensen

Motary 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

a) 003-091-09 b)	1.	Assessor Parcel Number	er(s)		
2. Type of Property a) Vacant Land b) X Single Fam. Res. FOR RECORDERS OPTIONAL USE c) Condo/Twnhse d) 2-4 Plex Book Page: e) Apt. Bidg. f) Comm'l/Ind'l Date of Recording: g) Agricultural h) Mobile Home Notes: i) Other 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 375.303, the Buyer and Seller shall be jointly and severally liable for any additional amount owed. Signature:	a)	003-091-09			
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(REQUIRED) Cody Garth Christensen and Print Name: Janeal Godfrey Christensen Address: 1020 E 14505. Um't 47 Address: 762 Lincoln Avenue #164	Sign				
Print Name: Cody Garth Christensen and Print Name: Susan Llewellyn Address: 1020 E 14505. Umit 47 Address: 762 Lincoln Avenue #164		SELLER (GRANTOR)	INFORMATION	BUYER (GRANTE	E) INFORMATION
Address: 1020E 1450S. Unit 47 Address: 762 Lincoln Avenue #164		Cody Garth (Christensen and	/	-
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City: St. Genral. City: Alamo	Add	<u> </u>	1505. Unit 4+	A 1	incoln Avenue #164
	City		E: 01/000	City.	
State: <u>OT</u> Zip: <u>84790</u> State: NV Zip: <u>89001</u>					
COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)					
FANV DIRECT TITLE/ First American Print Name: Title Insurance Company File Number: 13896-2638302 TV/ ar	2638302 TV/ ar				
701 North Green Valley Parkway, Suite		701 North Green			
Address 120 City: Henderson State: NV Zip: 89074				State: NV	7in:89074
(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)	LILY			,	