

LINCOLN COUNTY, NV **2021-161725**
\$37.00
RPTT:\$0.00 Rec:\$37.00 11/30/2021 01:07 PM
GRANT MORRIS DODDS, PLLC Pgs=3 AE
OFFICIAL RECORD
AMY ELMER, RECORDER E07

APN: 001-260-29

When Recorded, Mail to:

Grant Morris Dodds
2520 St. Rose Pkwy, Suite 319
Henderson, NV 89074

Mail Tax Statements to:

James Vincent
850 South Boulder Highway #247
Henderson, NV 89015

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That **JAMES VINCENT**, for good and other valuable consideration, does hereby Grant, Bargain, Sell and Convey to **JAMES VINCENT, Trustee of the JAMES VINCENT FAMILY TRUST, dated November 18, 2021**, all of his right, title and interest in that real property situated in the County of LINCOLN, State of NEVADA, bounded and described as follows:

SEE EXHIBIT "A" FOR FULL LEGAL DESCRIPTION, ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF

SUBJECT TO:

1. Taxes for the current fiscal year.
2. Covenants, conditions, restrictions, reservations, rights, rights of way, and easements now of record.

GRANTEE'S ADDRESS: 850 South Boulder Highway #247
Henderson, NV 89015

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in any wise appertaining.

Witness his hand this 18th day of November 2021.

James Vincent

JAMES VINCENT

STATE OF NEVADA)
) ss.
COUNTY OF CLARK)

On this 18th day of November 2021, before me, the undersigned, a Notary Public in and for the County of Clark, State of Nevada, personally appeared JAMES VINCENT, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument, the person, or the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.

Katarina E. Kurz

NOTARY PUBLIC



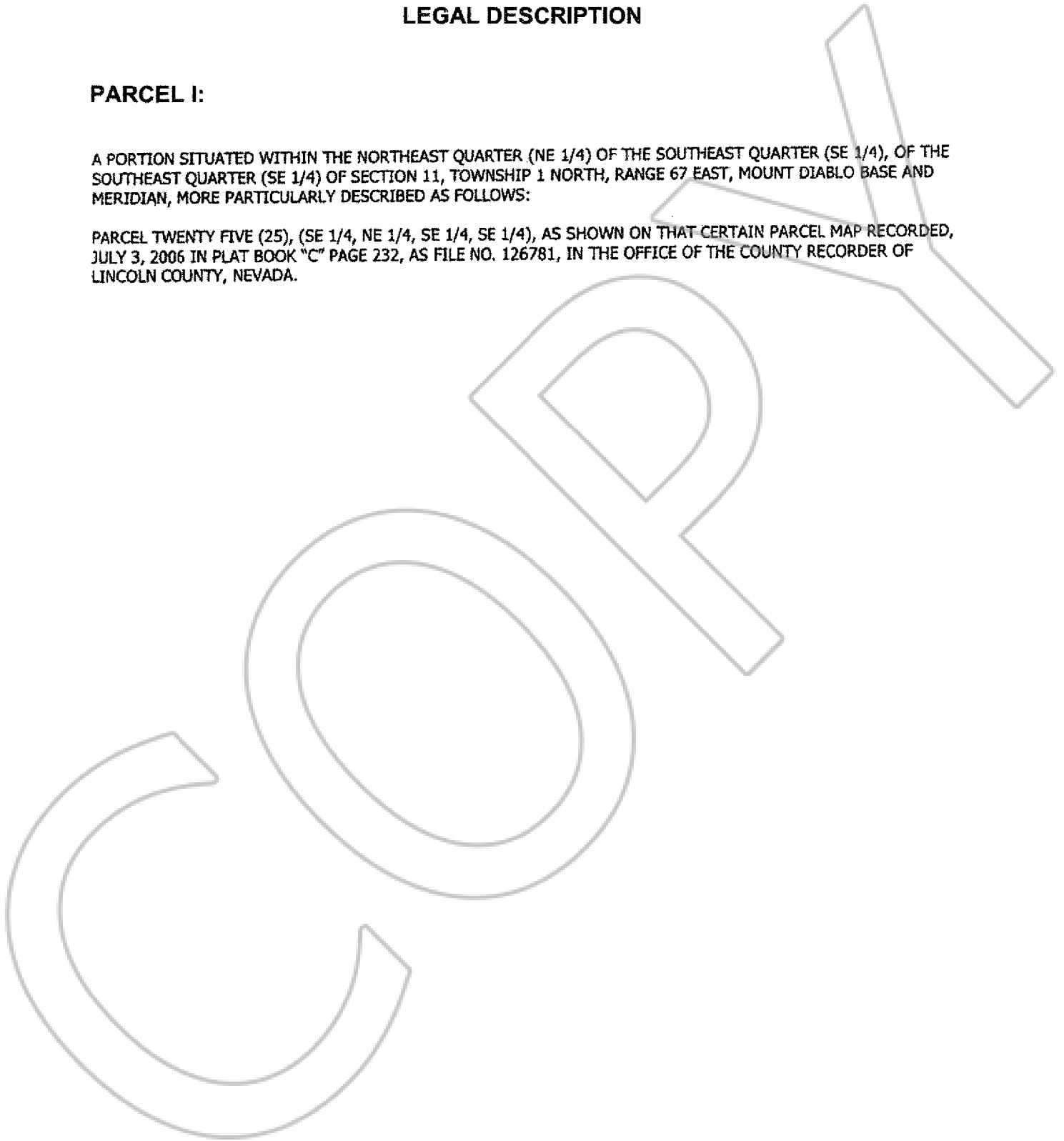
KATARINA E. KURZ
NOTARY PUBLIC
STATE OF NEVADA
APT. No. 19-2653-1
MY APPT. EXPIRES MAY 21, 2023

EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL I:

A PORTION SITUATED WITHIN THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4), OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 11, TOWNSHIP 1 NORTH, RANGE 67 EAST, MOUNT DIABLO BASE AND MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL TWENTY FIVE (25), (SE 1/4, NE 1/4, SE 1/4, SE 1/4), AS SHOWN ON THAT CERTAIN PARCEL MAP RECORDED, JULY 3, 2006 IN PLAT BOOK "C" PAGE 232, AS FILE NO. 126781, IN THE OFFICE OF THE COUNTY RECORDER OF LINCOLN COUNTY, NEVADA.



**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)

- a) 001-260-29
- b) _____
- c) _____

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 OPTION USE ONLY
Book: _____ Page: _____
Date of Recording: _____
Notes: **TRUST ON FILE. AE**

3. Total Value/Sales Price of Property \$ 0.00
Deed in Lieu of Foreclosure Only (value of property) ()
Transfer Tax Value \$ 0.00
Real Property Transfer Tax Due \$ 0.00

4. If Exemption Claimed:

- a. Transfer Tax Exemption per NRS 375.090, Section 07
- b. Explain Reason for Exemption: Transfer without consideration to or from a trust.

5. Partial Interest: Percentage being transferred: _____

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 1% per month. Pursuant to NRS 375.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

Signature James Vincent Capacity Grantor

Signature _____ Capacity _____

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

Print Name: JAMES VINCENT
Address: 850 S. Boulder Highway, #247
City: Henderson
State: NV Zip: 89015

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

Print Name: JAMES VINCENT FAMILY TRUST
Address: 850 S. Boulder Highway, #247
City: Henderson
State: NV Zip: 89015

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

Print Name: Grant Morris Dodds, PLLC Escrow #: _____
Address: 2520 St. Rose Pkwy. #319
City: Henderson State: Nevada Zip: 89074

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILED