

APN: 011-180-06

LINCOLN COUNTY, NV 2021-161749  
Rec:\$37.00  
Total:\$37.00 12/06/2021 01:26 PM  
MATTHEW MCARTHUR, ESQ. Pgs=4 KC

**WHEN RECORDED, MAIL TO:**

Linda S. Looney, Trustee  
Linda Looney Family Trust  
P.O. Box 532  
Alamo, NV 89001



OFFICIAL RECORD  
AMY ELMER, RECORDER

E07

**MAIL TAX NOTICES TO:**

Linda S. Looney, Trustee  
Linda Looney Family Trust  
P.O. Box 532  
Alamo, NV 89001

**GRANT, BARGAIN AND SALE DEED**

THIS DEED is executed on November 20, 2021, by Linda S. Looney, whose address is 1183 Curtis Canyon Rd., Hiko, NV 89017, as grantor (the "Grantor"), in favor of Linda S. Looney, or her successor(s), as trustee(s) of Linda Looney Family Trust, dated November 20, 2021, as grantee ("Grantee") whose address is 1183 Curtis Canyon Rd, Hiko, NV 89017.

WITNESSETH:

FOR THE SUM OF TEN DOLLARS (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Grantor hereby Grants, Bargains, Sells and Conveys to Grantee that certain real property (the "Property") located in Clark County, Nevada, which is more particularly described as follows:

A portion of the SE 1/4 NW 1/4 SE 1/4 of Section 30, T6S, Range 61 East, MDB&M, Lincoln County, Nevada, described as follows:

Beginning at a point 132 feet West of the Southeast corner or said SE 1/4 NW 1/4 SE 1/4 of Section 30, thence continuing West 528 feet, thence running at right angles North 330 feet, thence at right angles East 528 feet, thence South at right angles 330 feet to the place of beginning.

EXCEPTING THEREFROM:

Beginning at the southeast corner of this adjusted area, from which an iron pin locating the SE 1/16<sup>th</sup> corner of said Section 30 of the map, Plat Book A, Page 170A bears S 27°19'51" E 280.96', Thence N 89°18'41" W 530.99', Thence N 00°00'00" E 81.91', Thence S 89°15'11" E 532.08', Thence S 00°45'36" W 81.44' to the point of beginning. Containing 43,587 square feet (1.000 acres) more or less

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; and

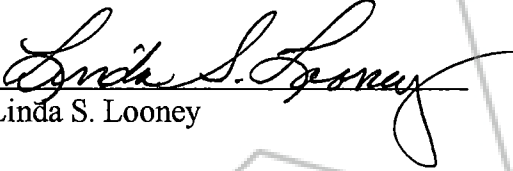
SUBJECT TO all existing liens, encumbrances, rights-of-way, easements, restrictions, reservations and other matters of record enforceable at law or in equity, including, without limitation, the following:

1. Taxes and assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property, or by the public records.
2. Any facts, rights, interests or claims that are not shown by the public records but that could be ascertained by an inspection of the Property or by making inquiry of persons in possession thereof.
3. Easements, claims of easement or encumbrances that are not shown by the public records.
4. Discrepancies, conflicts on boundary lines, shortages in area, encroachments or any other facts that a correct survey would disclose, and that are not shown by public records.
5. Unpatented mining claims, reservations or exceptions in patents or in Acts authorizing the issuance thereof, water rights or claims or title to water.
6. Any lien or right to a lien for services, labor or material heretofore or hereafter furnished, imposed by law and not shown by the public records.
7. Taxes for the current fiscal year.

///  
///  
///  
///  
///  
///  
///  
///  
///

IN WITNESS WHEREOF, Grantor has executed this Deed in favor of Grantee as of the date first set forth above.

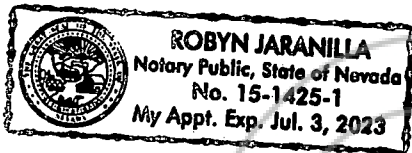
“Grantor”

  
Linda S. Looney

STATE OF NEVADA        }  
  }ss.  
COUNTY OF CLARK        }

On November 20, 2021, before me, **Robyn Jaranilla**, personally appeared **Linda S. Looney**, personally known to me or proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to this Grant, Bargain and Sale Deed, and acknowledged that he or she executed it.

  
NOTARY PUBLIC



**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)  
 a) 011-180-06  
 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 RECORDERS OPTIONAL USE ONLY**

Book \_\_\_\_\_ Page \_\_\_\_\_  
 Date of Recording: \_\_\_\_\_  
 Notes: Trust on file KC

3. a) Total Value/Sales Price of Property \$ -0-  
 b) Deed in Lieu of Foreclosure Only (value of property) (-0-)  
 c) Transfer Tax Value \$ -0-  
 d) Real Property Transfer Tax Due \$ -0-

**4. If Exemption Claimed:**

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

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 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 Matthew McArthur Capacity Attorney  
 Signature \_\_\_\_\_ Capacity Attorney

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

Print Name: Linda S. Looney  
 Address: 1183 Curtis Canyon Rd.  
 City: Hiko  
 State: NV Zip: 89017

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

Print Name: Linda Looney Family Trust  
 Address: 1183 Curtis Canyon Rd.  
 City: Hiko  
 State: NV Zip: 89017

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

Print name: Matthew McArthur, Esq. of TruLaw Escrow #: \_\_\_\_\_  
 Address: 1026 Swingline St.  
 City: Henderson State: NV Zip: 89002

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