

LINCOLN COUNTY, NV **2022-161989**  
\$544.00  
RPTT:\$507.00 Rec:\$37.00 **02/28/2022 10:44 AM**  
FIRST AMERICAN TITLE INSURANCE COMPANY BY=2 KC  
**OFFICIAL RECORD**  
AMY ELMER, RECORDER

A.P.N.: 013-190-12  
File No: 13896-2646553 (TV)  
R.P.T.T.: \$507.00

When Recorded Mail To: Mail Tax Statements To:  
Walter V Pinjuv and Anna M Pinjuv and Nikki M Pinjuv  
708 Antelope Way  
Las Vegas, NV 89145

***GRANT, BARGAIN and SALE DEED***

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

Taeng-On Rachchusiri, a widow

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

Walter V Pinjuv and Anna M Pinjuv, husband and wife and Nikki M Pinjuv, a single woman, all as joint tenants

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

**TRACT NO. 12 OF MAP OF DIVISION INTO LARGE PARCELS FOR WAYNE BRADLEY & THE RONALD A. BRADLEY AND GORDENA S. BRADLEY FAMILY TRUST RECORDED IN BOOK B OF PLATS, PAGE 364 AS FILE NO. 116018 IN THE OFFICE OF THE COUNTY RECORDER OF LINCOLN COUNTY, NEVADA, LYING WITHIN THE SOUTH HALF (S 1/2) OF SECTION 3, TOWNSHIP 3 SOUTH, RANGE 67 EAST, M.D.B. & M.**

*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.



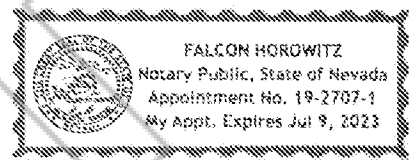
Taeng-On Rachchusiri

STATE OF Nevada )  
COUNTY OF Clark ) **ss.**

This instrument was acknowledged before me on 02.15.2022 by **Taeng-On Rachchusiri.**



Notary Public  
(My commission expires: 7.9.2023)



This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed under Escrow No. 13896-2646553.

**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 013-190-12
- 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: \$130,000.00
- b) Deed in Lieu of Foreclosure Only (value of property) ( \$ \_\_\_\_\_ )
- c) Transfer Tax Value: \$130,000.00
- d) Real Property Transfer Tax Due \$507.00

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: \_\_\_\_\_

Capacity: Grantor/Seller

Signature: \_\_\_\_\_

Capacity: \_\_\_\_\_

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

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

See Below

Print Name: Taeng-On Rachchusiri

Print Name: Walter V Pinjuv and Anna M. Pinjuv\*

Address: 4125 Plumtree St.

Address: 708 Antelope Way

City: Las Vegas

City: Las Vegas

State: NV Zip: 89115

State: NV Zip: 89145

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

FANV Direct Title/First American Title

Print Name: Insurance Company

File Number: 13896-2646553 TV/ ar

Address 701 North Green Valley Parkway #120

City: Henderson

State: NV Zip: 89074

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

\* and Nikki M Pinjuv