

LINCOLN COUNTY, NV **2022-161998**
\$37.00
RPTT:\$0.00 Rec:\$37.00 **03/02/2022 08:07 AM**
MAGNUS TITLE AGENCY OF NEVADA LLC Pgs=3 KC
OFFICIAL RECORD
AMY ELMER, RECORDER E05

APN# : 002-074-03
RPTT: Exempt 5

Recording Requested By:
Magnus Title Agency of Nevada, LLC

Escrow No.: MTNV-171-PP
When Recorded Mail To:
Nathan Vidrine
4405 South Sandhill Road
Las Vegas, NV 89121

Mail Tax Statements to:
Same as Above

GRANT, BARGAIN AND SALE DEED

THIS INDENTURE WITNESSETH: That

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

Emily Vidrine, spouse of the grantee

do(es) hereby GRANT(s) BARGAIN SELL and CONVEY to

Nathan Vidrine, a married man, as his sole and separate property

and to the heirs and assigns of such Grantee forever, all the following real property situated in the City of Panaca, County of Lincoln State of Nevada bounded and described as follows:

See attached Exhibit A

TOGETHER with all tenements, hereditaments and appurtenances, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof.

Grantor and Grantee are married to each other. It is the intention of Grantor that Grantee shall henceforth have and hold said real property as her sole and separate property. By this conveyance, Grantor releases any community interest that he/she might now have or be presumed to hereafter acquire in the above described property.

Dated: 1st day of March, 2022



Emily Vidrine

STATE OF Nevada

COUNTY OF Clark

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This instrument was acknowledged before me on 1st day of March, 2022, by Emily Vidrine.



Notary Public

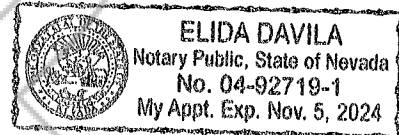
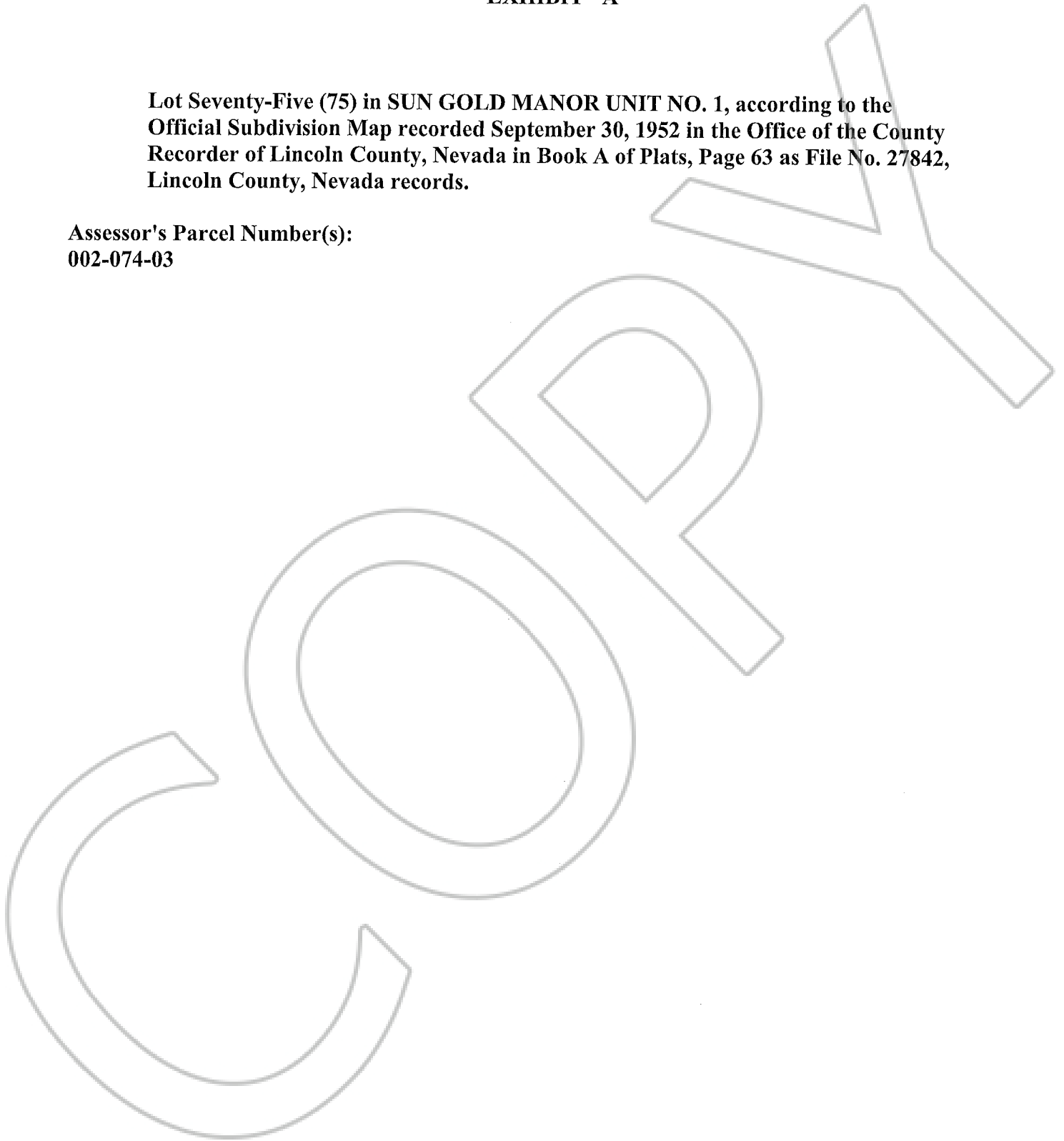


EXHIBIT "A"

Lot Seventy-Five (75) in SUN GOLD MANOR UNIT NO. 1, according to the Official Subdivision Map recorded September 30, 1952 in the Office of the County Recorder of Lincoln County, Nevada in Book A of Plats, Page 63 as File No. 27842, Lincoln County, Nevada records.

**Assessor's Parcel Number(s):
002-074-03**



**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a) 002-074-03
 b) _____
 c) _____
 d) _____

2. Type of Property:
 a) Vacant Land b) Sgl. Fam. Residence
 c) Condo/twnhse d) 2-4 Plex
 e) Apt. Bldg. f) Comm'l/Ind'l
 g) Agricultural h) Mobile Home
 Other: _____

FOR RECORDER'S OPTIONAL USE ONLY	
Document/Instrument No.:	_____
Book _____	Page _____
Date of Recording:	_____
Notes:	_____

3. a. Total Value/Sale Price of Property: \$0.00
 b. Deed in Lieu of Foreclosure Only (value of property) _____
 c. Transfer Tax Value: \$0.00
 d. Real Property Transfer Tax Due: \$0.00

4. **IF EXEMPTION CLAIMED:**
 a. Transfer Tax Exemption, per NRS 375.090, Section: 5
 b. Explain Reason for Exemption: Transfer from spouse to spouse without consideration. Spouse was never on title

5. Partial Interest: Percentage Being Transferred: 100.00%
 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 the 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
 Signature: [Signature] Capacity: Grantee Escrow Officer

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: Emily Vidrine
 Address: 4405 South Sandhill Rd
 City: Las Vegas
 State: NV Zip: 89121

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Nathan Vidrine
 Address: 4405 South Sandhill Road
 City: Las Vegas
 State: NV Zip: 89121

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

Print Name: Magnus Title Agency of Nevada, LLC Esc. #: MTNV-171-PP
 Address: 8985 S. Eastern Avenue, Ste. 150
 City: Las Vegas State: NV Zip: 89123

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED