

LINCOLN COUNTY, NV

2022-162103

\$641.50

RPTT:\$604.50 Rec:\$37.00

03/24/2022 02:50 PM

LOBB & PLEWE

Pgs=4 AK

OFFICIAL RECORD

AMY ELMER, RECORDER

**A.P.N. 003-230-19; 003-230-20;
003-230-21; 003-230-22; 003-230-23**

WHEN RECORDED RETURN TO:

Sean Tannenbaum, Esq.
Lobb & Plewe, LLP
10845 Griffith Peak Drive, Suite 200
Las Vegas, NV 89135

MAIL TAX STATEMENTS TO:

Brandon Burkhart
3811 Wacker Drive
Mira Loma, CA 91752

The undersigned hereby affirms that this document, including any exhibits, submitted for recording does not contain the social security number of any person or persons. (Per NRS 239B.030)

GIFT DEED

THIS INDENTURE WITNESSETH: That AMBER LEE RAILS (hereinafter referred to as the "Giftor"), a married woman as her sole and separate property, does hereby gift and convey to BRANDON BURKHART (hereinafter referred to as the "Giftee"), a married man as his sole and separate property, all right, title, and interest in the real property situate in the County of Lincoln, State of Nevada, more particularly described as follows:

See Exhibits A and B attached hereto and made a part hereof.

Together with the tenements, hereditaments, and appurtenances, including easements and water rights, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof.

Witness her hand this 24th day of March, 2022.


AMBER LEE RAILS

EXHIBIT A

The land referred to herein is described as follows:

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

PARCEL I:

THE SOUTHEAST QUARTER (SE 1/4) OF THE NORTHWEST QUARTER (NW 1/4), SECTION 11, TOWNSHIP 3 SOUTH, RANGE 67 EAST, M.D.B. & M.

EXCEPTING THE PORTION CONVEYED IN DEED 57890 WHICH IS FOR APN 013-160-12.

PARCEL II:

A NON-EXCLUSIVE EASEMENT FOR ROAD AND PUBLIC UTILITY PURPOSES OVER AND ACROSS THE SOUTH 20 FEET OF THE SW1/4NW1/4 OF SECTION 11, TOWNSHIP 3 SOUTH, RANGE 67 EAST, AND THE NORTH 20 FEET OF THE SW1/4 OF SAID SECTION 11.

A.P.N. 003-230-19

Legal description obtained from the GRANT, BARGAIN AND SALE DEED, Document No. 2018-155110, recorded August 24, 2018, in the Official Records of Lincoln County, Nevada.

EXHIBIT B

The land referred to herein is described as follows:

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

THAT PORTION OF THE EAST HALF (E 1/2) OF SOUTHWEST QUARTER (SW 1/4) OF THE NORTHWEST (NW 1/4) OF SECTION 11, TOWNSHIP 3 SOUTH, RANGE 67 EAST, MOUNT DIABLO BASE AND MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCELS 2, 3 AND 4 OF THAT CERTAIN PARCEL MAP RECORDED OCTOBER 04, 1990 IN THE OFFICE OF THE COUNTY RECORDER OF LINCOLN COUNTY, NEVADA, IN BOOK A OF PLATS, PAGE 323 AS FILE NO. 95134, LINCOLN COUNTY, NEVADA RECORDS.

(AFFECTS APN NOS. 013-160-07, 013-160-08 AND 013-160-09)

THAT PORTION OF THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 11, TOWNSHIP 3 SOUTH, RANGE 67 EAST, M.D.B.&M., AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THAT PORTION OF LAND SITUATED EAST OF THE U.S. HIGHWAY NO. 93 AND WEST OF PARCELS 1-4 OF THAT CERTAIN PARCEL MAP RECORDED OCTOBER 4, 1990 IN THE OFFICE OF THE COUNTY RECORDER OF LINCOLN COUNTY, NEVADA, IN BOOK A OF PLATS, PAGE 323 AS FILE NO. 095134, LINCOLN COUNTY, NEVADA RECORDS.

(AFFECTS APN NO. 013-160-10)

A.P.N. 003-230-20; 003-230-21; 003-230-22; 003-230-23

Legal description obtained from the GRANT, BARGAIN AND SALE DEED, Document No. 2018-155107, recorded August 24, 2018, in the Official Records of Lincoln County, Nevada.

ACKNOWLEDGMENT

A Notary Public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA)
)
COUNTY OF RIVERSIDE) ss.

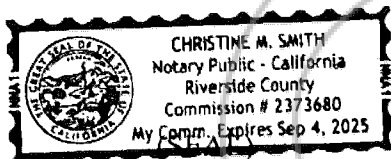
On March 24, 2022, before me, Christine M. Smith, Notary Public, personally appeared AMBER LEE RAILS, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her authorized capacity, and that by her signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY of PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Christine M. Smith, Notary Public

Notary Public



**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
 a. 003-230-19; 003-230-20
 b. 003-230-21; 003-230-22; and
 c. 003-230-23
 d. _____

2. Type of Property:
- | | |
|--|--|
| a. <input checked="" type="checkbox"/> Vacant Land | b. <input type="checkbox"/> Single Fam. Res. |
| c. <input type="checkbox"/> Condo/Twnhse | d. <input type="checkbox"/> 2-4 Plex |
| e. <input type="checkbox"/> Apt. Bldg | f. <input type="checkbox"/> Comm'l/Ind'l |
| g. <input type="checkbox"/> Agricultural | h. <input type="checkbox"/> Mobile Home |
| <input type="checkbox"/> Other | |

FOR RECORDERS OPTIONAL USE ONLY
 Book _____ Page: _____
 Date of Recording: _____
 Notes: _____

- 3.a. Total Value/Sales Price of Property \$ 154,586.00
 b. Deed in Lieu of Foreclosure Only (value of property (0.00))
 c. Transfer Tax Value: \$ 154,586.00
 d. Real Property Transfer Tax Due \$ 604.50

4. If Exemption Claimed:

- a. Transfer Tax Exemption per NRS 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 *Amber Lee Rails* Capacity: Grantor/Giftor
 Signature *Brandon Burkhart* Capacity: _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: Amber Lee Rails
 Address: 6477 Moonriver St.
 City: Eastvale
 State: CA Zip: 91752

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Brandon Burkhart
 Address: 3811 Wacker Drive
 City: Mira Loma
 State: CA Zip: 91752

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

Print Name: Lobb & Plewe, LLP
 Address: 10845 Griffith Peak Dr, Suite 200
 City: Las Vegas

Escrow # n/a
 State: NV Zip: 89135