

LINCOLN COUNTY, NV **2022-162213**
\$661.00
RPTT:\$624.00 Rec:\$37.00 **04/19/2022 03:08 PM**
FIRST AMERICAN TITLE INSURANCE COMPANY BY 4 AE
OFFICIAL RECORD
AMY ELMER, RECORDER

APN NO.: 004-131-17

RECORDING REQUESTED BY:

Equity Title of Nevada

WHEN RECORDED MAIL TO:

Tristan Edwards
346 Theresa Lane
Alamo, NV 89001

MAIL TAX STATEMENTS TO:

SAME AS ABOVE

Affix RPTT: \$ 624.00

ESCROW NO.: 22-CAP-23276

File # 2649512

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH THAT:

Christina A. Gibson, a single woman and Jon Lawrence Shogren, a single man

for a valuable consideration, the receipt of which is hereby acknowledged, do hereby Grant, Bargain Sell and convey to

Tristan Edwards, an unmarried man

all that real property situated in the County of Clark, State of Nevada, described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

TOGETHER WITH all and singular the tenements, hereditaments and appurtenances thereunto belonging to in anywise appertaining.


SUBJECT TO:

1. General and special taxes for the current fiscal year.
2. Covenants, conditions, restrictions, rights of way, easements and reservations of record.

SELLER:


Signed in Counterpart

Christina A. Gibson

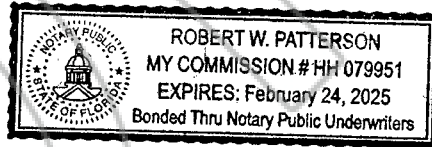

Jon Lawrence Shogren

STATE OF *Florida*
COUNTY OF *Charlotte*

This instrument was acknowledged before me on this *18th* day of April, 2022, by ~~Christina A. Gibson~~ and Jon Lawrence Shogren, *NUTL as ID, by Physical Presence.*



Signature of notarial officer
Robert W. Patterson
My Commission Expires:
02-24-2025



SELLER:

Christina A. Gibson

Christina A. Gibson

Signed in Counterpart

Jon Lawrence Shogren

STATE OF NEVADA
COUNTY OF CLARK

This instrument was acknowledged before me on this 18 day of April, 2022, by Christina A. Gibson and ~~Jon Lawrence Shogren.~~

Tearah

Signature of notarial officer

My Commission Expires: 3-21-2024

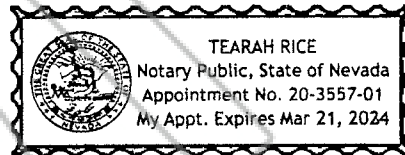
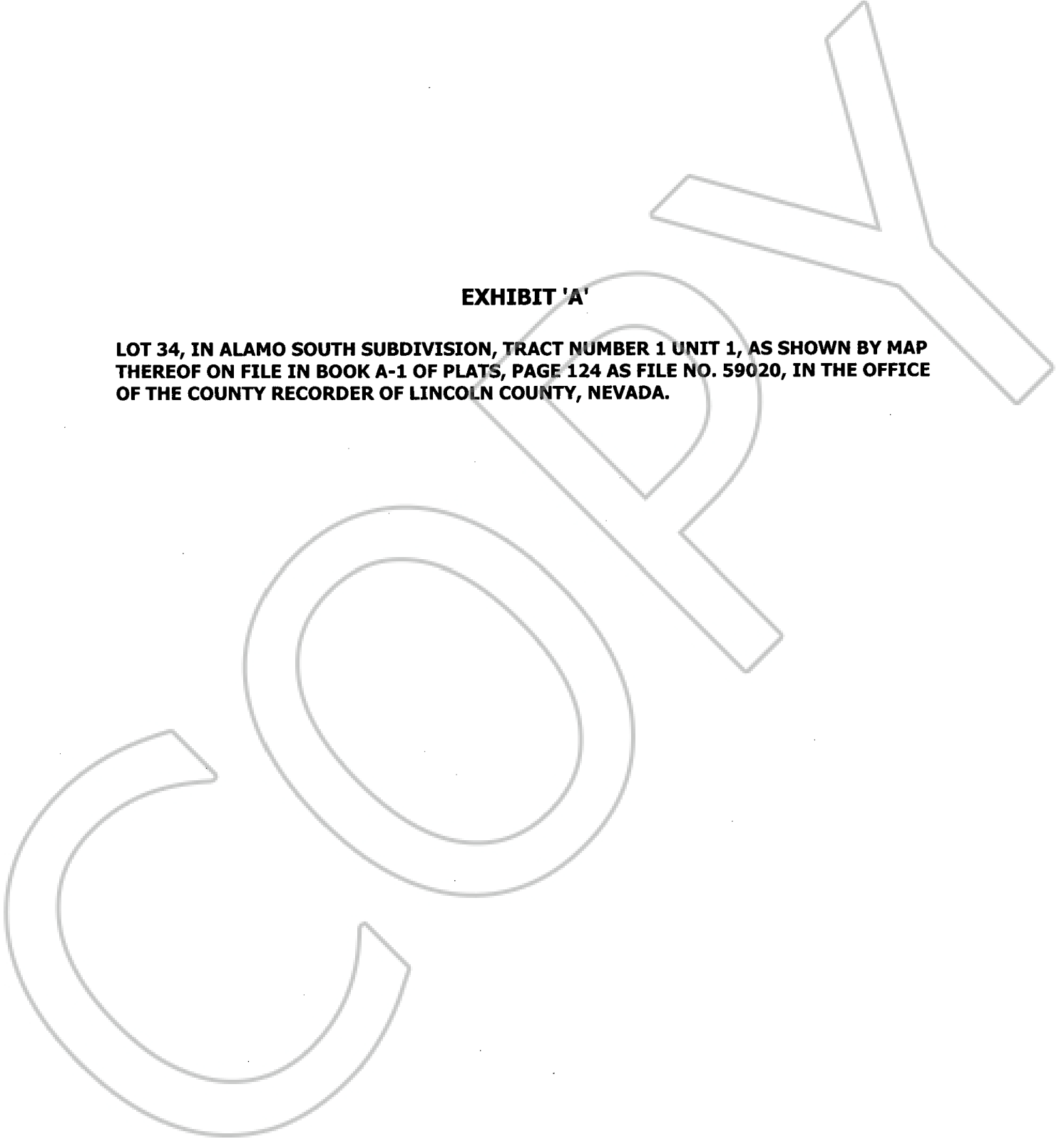


EXHIBIT 'A'

LOT 34, IN ALAMO SOUTH SUBDIVISION, TRACT NUMBER 1 UNIT 1, AS SHOWN BY MAP THEREOF ON FILE IN BOOK A-1 OF PLATS, PAGE 124 AS FILE NO. 59020, IN THE OFFICE OF THE COUNTY RECORDER OF LINCOLN COUNTY, NEVADA.



**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)

- a) 004-131-17
- b)
- c)
- d)

FOR RECORDER'S OPTIONAL USE ONLY	
Book: _____	Page: _____
Date of Recording: _____	
Notes:	

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 _____

- 3. a) Total Value/Sales Price of Property **\$ 160,000.00**
- b) Deed in Lieu of Foreclosure Only (value of property) (_____)
- c) Transfer Tax Value: **\$ 160,000.00**
- d) Real Property Transfer Tax Due **\$ 624.00**

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: Christina A. Gibson Capacity: Grantor

Signature: _____ Capacity: _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: **Christina A. Gibson and Jon Lawrence Shogren**
Address: 3704 Bridge Glen Dr
City: Las Vegas
State: NV Zip: 89108

Print Name: **Tristan Edwards**
Address: 346 Theresa Lane
City: Alamo
State: NV Zip: 89001

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

Print Name: **Equity Title of Nevada**
Address: **2475 Village View Drive, Suite 250**
City, State & Zip: **Henderson, NV 89074**

Escrow #: **22-CAP-23276**

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED

*C/o First American Title Company
1000 W. Charleston Blvd., #180
Las Vegas, NV 89135*