

LINCOLN COUNTY, NV
\$232.00
RPTT:\$195.00 Rec:\$37.00
FIRST AMERICAN TITLE INSURANCE COMPANY
OFFICIAL RECORD
AMY ELMER, RECORDER

2022-162232

04/22/2022 02:59 PM

A.P.N.: 013-190-25
File No: 116-2649620 (ST)
R.P.T.T.: \$195.00

When Recorded Mail To: Mail Tax Statements To:
Ricardo Lopez and Jennifer Lopez
2050 Los Feliz Street, Unit 111
Las Vegas, NV 89156

GRANT, BARGAIN and SALE DEED

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

Nevada Land and Ranches, LLC, a Nevada limited liability company

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

Ricardo Lopez and Jennifer Lopez, husband and wife as joint tenants with right of survivorship

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

PARCEL 3, OF PARCEL MAP FOR GLENN P. MATNEY RECORDED IN BOOK D OF PLATS, PAGE 56, AS FILE NO. 141051, 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.

EXCEPTING THEREFROM THAT PORTION CONVEYED TO THE COUNTY OF LINCOLN IN A DOCUMENT RECORDED MAY 22, 2020 AS INSTRUMENT NO. 2020-158374 IN THE OFFICE OF THE COUNTY RECORDER OF LINCOLN COUNTY, NEVADA.

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.

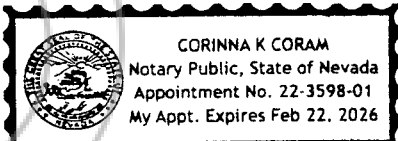
Nevada Land and Ranches, LLC, a Nevada limited liability company

By: [Signature]
Name: Audrey Kennoch
Title: Authorized Signer

STATE OF **NEVADA**)
) **ss.**
COUNTY OF **CLARK**)

This instrument was acknowledged before me on 20, April 2022 by **Audrey Kennoch.**

[Signature]
Notary Public
(My commission expires: 2-22-2026)



This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed under Escrow No. 116-2649620.

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
 a) 013-190-25
 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: \$49,900.00
 b) Deed in Lieu of Foreclosure Only (value of property) (\$ _____)
 c) Transfer Tax Value: \$49,900.00
 d) Real Property Transfer Tax Due \$195.00

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: [Signature] Capacity: 100
 Signature: _____ Capacity: _____

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

Print Name: Nevada Land and Ranches, LLC, a Nevada limited liability company

Address: 7000 Smokey Ranch Road, Ste 150

City: Las Vegas

State: NV Zip: 89128

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

Print Name: Ricardo Lopez and Jennifer Lopez

Address: 2050 Los Feliz Street, Unit 111

City: Las Vegas

State: NV Zip: 89156

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

Print Name: First American Title Insurance Company

Address: 701 N Green Valley Pkwy, Ste 120

City: Henderson

File Number: 116-2649620 ST/ ST

State: NV Zip: 89074

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