

LINCOLN COUNTY, NV **2022-162274**
\$602.50
RPTT:\$565.50 Rec:\$37.00 **04/29/2022 10:48 AM**
FIRST AMERICAN TITLE INSURANCE COMPANY-3 KC
OFFICIAL RECORD
AMY ELMER, RECORDER

A.P.N.: 001-250-24 and 001-250-25 and 001-250-27
File No: 13896-2650811 (TV)
R.P.T.T.: \$565.50

When Recorded Mail To: Mail Tax Statements To:
Jenifer Pytko, Trustee of Simile Trust dated 11/9/2010
9850 S. Maryland Pkwy. #127
Las Vegas, NV 89183

GRANT, BARGAIN and SALE DEED

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

Chuckwalla, LLC, a Nevada Limited Liability Company

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

Jenifer Pytko, Trustee of Simile Trust dated 11/9/2010

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

PARCEL 1:

A PORTION OF THE NORTHWEST QUARTER (NW1/4) OF THE NORTHEAST QUARTER (NE1/4) OF SECTION 14, TOWNSHIP 1 NORTH, RANGE 67 EAST, M.D.B. & M., MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL 2 AS SHOWN ON THAT CERTAIN PARCEL MAP RECORDED MAY 19, 2006 IN THE OFFICE OF THE COUNTY RECORDER OF LINCOLN COUNTY, NEVADA IN BOOK C OF PLATS, PAGE 209 AS FILE NO. 126539, LINCOLN COUNTY, NEVADA RECORDS.

PARCEL 2:

A PORTION OF THE NORTHWEST QUARTER (NW1/4) OF THE NORTHEAST QUARTER (NE1/4) OF SECTION 14, TOWNSHIP 1 NORTH, RANGE 67 EAST, M.D.B. & M., MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCELS 3 AND 4 AS SHOWN ON THAT CERTAIN PARCEL MAP RECORDED MAY 19, 2006 IN THE OFFICE OF THE COUNTY RECORDER OF LINCOLN COUNTY, NEVADA IN BOOK C OF PLATS, PAGE 208 AS FILE NO. 126538, LINCOLN COUNTY, NEVADA RECORDS.

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.
3. No structure shall be erected on Parcel #001-250-25 within 150 feet of the property line between Parcel #001-250-20 and Parcel #001-250-25.

COPY

Chuckwalla, LLC, a Nevada limited liability company

By: _____

Name: Jacob R. Bodine
Title: Manager

Name: Jacob R. Bobine

By: _____

Name: Howard Allen Hopkinson II
Title: Manager

Name: Howard Allen Hopkinson II

STATE OF

Nevada

)

COUNTY OF

Clark

) : ss.

This instrument was acknowledged before me on

4/28/2022

by

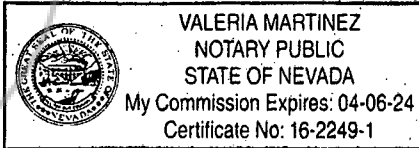
Jacob R. Bodine and Howard Allen Hopkinson II, Managers

[Signature]

Notary Public

4/4/24

(My commission expires: _____)



This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed under Escrow No. 13896-2650811.

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 001-250-24
- b) 001-250-25
- c) 001-250-27
- 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: \$145,000.00
- b) Deed in Lieu of Foreclosure Only (value of property) (\$ _____)
- c) Transfer Tax Value: \$145,000.00
- d) Real Property Transfer Tax Due \$565.50

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: Grantor/Seller
Capacity: _____

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

Print Name: Chuckwalla, LLC, a Nevada Limited Liability Company
Address: 375 N. Stephanie #20
City: Henderson
State: NV Zip: 89014

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

* Jenifer Putko Trustee
Print Name: Of Simile Trust dated
Address: 9850 S Maryland Hwy 11/9/2010
City: LV #127
State: NV Zip: 89183

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

FANV DIRECT TITLE / First American
Print Name: Title Insurance Company
Address: 10000 W Charleston Blvd, Suite 180
City: Las Vegas

File Number: 13896-2650811 TV/ TV
State: NV Zip: 89135

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