

A.P.N.: 004-164-02
File No: 13896-2650100 (TV)
R.P.T.T.: \$1,228.50

LINCOLN COUNTY, NV
\$1,265.50
RPTT:\$1228.50 Rec:\$37.00
FIRST AMERICAN TITLE INSURANCE COMPANY
OFFICIAL RECORD
AMY ELMER, RECORDER

2022-162330

05/20/2022 09:27 AM

Page 2 AE

When Recorded Mail To: Mail Tax Statements To:
Jennifer Fletcher and William Toops
P.O. Box 639, 40 North Purple Sage
Alamo, NV 89001

GRANT, BARGAIN and SALE DEED

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

Bradley R. Loveday and Shana Loveday, husband and wife as community property with right of survivorship

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

Jennifer Fletcher and William Toops, wife and husband as joint tenants

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

LOT NINE (9) IN BLOCK THREE (3) OF PHASE II ALAMO WEST SUBDIVISION, AS SHOWN BY MAP THEREOF RECORDED OCTOBER 15, 1993 IN PLAT BOOK A, PAGE 392, AS FILE NO. 101044 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.

Bradley R. Loveday
Bradley R. Loveday

Bradley R. Loveday

Shana Loveday
Shana Loveday

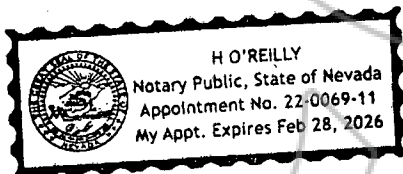
STATE OF Nevada)
COUNTY OF Lincoln) ss.

This instrument was acknowledged before me on May 7, 2022 by **Bradley R. Loveday and Shana Loveday.**

Bradley R. Loveday and Shana Loveday.

[Signature]
Notary Public
(My commission expires: 2-28-24)

This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed under Escrow No. 13896-2650100.



H O'Reilly
Notary Public, State of Nevada
Appointment No. 22-0069-11
My Appt. Expires Feb 28, 2026

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
 a) 004-164-02
 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: \$315,000.00
 b) Deed in Lieu of Foreclosure Only (value of property) (\$ _____)
 c) Transfer Tax Value: \$315,000.00
 d) Real Property Transfer Tax Due \$1,228.50

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: Shana Loveday
 Signature: _____

Capacity: Grantor/Seller
 Capacity: _____

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

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

Print Name: Bradley R. Loveday and Shana Loveday
 Address: P.O. Box 296
 City: Alamo
 State: NV Zip: 89001

Print Name: Jennifer Fletcher and William Toops
 Address: P.O. Box 639, 40 North Purple Sage
 City: Alamo
 State: NV Zip: 89001

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

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

File Number: 13896-2650100 TV/ ar
 State: NV Zip: 89135

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