

LINCOLN COUNTY, NV **2022-162346**
\$1,675.00
RPTT:\$1638.00 Rec:\$37.00 **05/24/2022 11:03 AM**
FIRST AMERICAN TITLE INSURANCE COMPANY BY-3 KC
OFFICIAL RECORD
AMY ELMER, RECORDER

A.P. No. 004-114-04
Escrow No. 13895-2651367-RC/lf
R.P.T.T. \$1,638.00

WHEN RECORDED RETURN TO:

Bryn C Blake and Devon Blake
300 Joshua Tree Street; PO Box 632
Alamo, NV 89001

MAIL TAX STATEMENTS TO:

Bryn C Blake and Devon Blake
300 Joshua Tree Street, PO Box 632
Alamo, NV 89001

GRANT, BARGAIN and SALE DEED

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

Justin Rasmussen and Jill Rasmussen, husband and wife as joint tenants with right of survivorship

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

Bryn C Blake and Devon Blake, wife and husband as joint tenants

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

THAT PORTION OF THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 8, TOWNSHIP 7 SOUTH, RANGE 61 EAST M.D.B. & M., DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST (NE) CORNER OF THAT CERTAIN PARCEL DESCRIBED IN DEED TO ELMER BINGHAM RECORDED AUGUST 1, 1952 IN BOOK "J-1" OF REAL ESTATE DEEDS, PAGE 261, LINCOLN COUNTY RECORDS, SAID POINT BEING ALSO THE NORTHWEST (NW) CORNER OF THE PROPERTY BELONGING TO PRESS LAMB ON THE 23RD DAY OF JULY, 1955 AND RUNNING THENCE WEST FOUR HUNDRED NINETY-FIVE (495) FEET TO A POINT OF THE EAST RIGHT OF WAY LINE OF 1ST WEST STREET, ALAMO TOWNSITE; THENCE RUNNING ALONG SAID RIGHT OF WAY LINE SOUTH TWO HUNDRED SEVENTEEN (217) FEET TO THE SOUTHWEST (SW) CORNER OF THAT CERTAIN PARCEL DESCRIBED IN DEED TO J.M. BINGHAM RECORDED MARCH 31, 1955 IN BOOK "K-1" OF REAL ESTATE DEEDS, PAGE 103, LINCOLN COUNTY RECORDS, SAID POINT BEING THE TRUE POINT OF BEGINNING; THENCE CONTINUING SOUTH ONE HUNDRED TEN (110) FEET TO A POINT; THENCE EAST NINETY-FIVE (95) FEET TO A CEMENT IRRIGATION DITCH; THENCE NORTHEASTERLY ALONG SAID CEMENT DITCH ONE HUNDRED TEN (110) FEET MORE OR LESS TO THE SOUTHEAST (SE) CORNER OF THE AFOREMENTIONED J.M. BINGHAM PARCEL; THENCE WEST ALONG THE SOUTH LINE OF SAID J.M. BINGHAM PARCEL ONE HUNDRED TWENTY-TWO (122) FEET TO THE TRUE POINT OF BEGINNING.

TOGETHER WITH

**BEGINNING AT A POINT ON THE EAST SIDE OF THE SOUTHERN EXTENSION OF FIRST WEST STREET FROM WHICH THE NORTHWEST CORNER OF THE SAID SECTION 8 BEARS N 69° 24' 37" W 1898.57';
THENCE N 89° 35' 19" E 124.50' TO A REFERENCE MONUMENT (A #5 REBAR WITH**

**CAP STAMPED REF-MONUMENT PLS 12751);
THENCE CONTINUING 8.36' TO THE CENTERLINE OF THE CONCRETE LINED
IRRIGATION CANAL;
THENCE S 16° 28' 18" W 6.8' ALONG SAID CENTERLINE;
THENCE S 89° 46' 20" W 130.83' TO THE EAST RIGHT OF WAY OF THE SOUTH
EXTENSION OF FIRST WEST STREET;
THENCE N 00° 55' 19" W 6.09' ALONG THE SAID EAST RIGHT OF FIRST WEST STREET
TO THE POINT OF BEGINNING.**

TOGETHER WITH

**BEGINNING AT THE SOUTHEAST CORNER OF THIS BOUNDARY LINE ADJUSTMENT IN
THE CENTERLINE OF THE SAID CONCRETE LINED CANAL FROM WHICH A REFERENCE
MONUMENT, A REBAR WITH CAP STAMPED REF MONUMENT PLS 12751 BEARS N 89°
46' 20" E 8.35' AND FROM WHICH THE NORTHWEST CORNER OF SAID SECTION 8
BEARS N 67° 19' 55" W 2032.65';
THENCE S 89° 46' 20" W 26.47';
THENCE N 28° 11' 00" E 125.05 TO THE SAID CENTERLINE;
THENCE S 16° 29' 18" W 114.85' ALONG THE SAID CENTERLINE TO THE POINT OF
BEGINNING.**

**NOTE : THE ABOVE METES AND BOUNDS DESCRIPTION APPEARED PREVIOUSLY IN
THAT CERTAIN DOCUMENT RECORDED DECEMBER 30, 2013, IN BOOK 284, PAGE
433, AS INSTRUMENT NO. 144747.**

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.

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.

Date: Print Date 05/20/2022

Justin Rasmussen
Justin Rasmussen

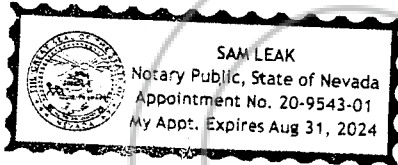
Jill Rasmussen
Jill Rasmussen

STATE OF **NEVADA**)
 : **SS.**
COUNTY OF **CLARK**)

This instrument was acknowledged before me on
05-24-2022 by
Justin Rasmussen and Jill Rasmussen.

Sam Leak
Notary Public
(My commission expires: 08-31-2024)

This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated Print
Date 05/20/2022 under Escrow No. 13895-2651367



**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 004-114-04
- 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 ONLY	
Book _____	Page: _____
Date of Recording: _____	
Notes: _____	

- 3. a) Total Value/Sales Price of Property: \$420,000.00
- b) Deed in Lieu of Foreclosure Only (value of property) (\$ _____)
- c) Transfer Tax Value: \$420,000.00
- d) Real Property Transfer Tax Due \$1,638.00

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]
Signature: [Signature]

Capacity: Grantor
Capacity: Grantor

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

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

Print Name: Justin Rasmussen and Jill Rasmussen
Address: PO Box 601
City: Alamo
State: NV Zip: 89001

Print Name: Bryn C Blake and Devon Blake
Address: ~~300 Joshua Tree Street~~, PO Box 632
City: Alamo
State: NV Zip: 89001

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

Print Name: First American Title Insurance Company * File Number: 13895-2651367 RC/RC
Address: 2500 N Buffalo Drive, Suite 120
City: Las Vegas State: NV Zip: 89128

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

* FANV-Direct Title