

APN: 003-172-06

Recording Requested by:
LAW OFFICE OF DONNA STIDHAM, LLC
AND WHEN RECORDED MAIL THIS TO
Law Office of Donna Stidham, LLC
7935 W. Badura Ave. Ste 1025
Las Vegas, Nevada 89113



OFFICIAL RECORD E07
AMY ELMER, RECORDER

Mail tax statements to:
Tomanini Family Trust
Xelda A Tomanini, Trustee
109 Rowan Dr.
PO Box 11
Caliente, NV 89008

GRANT, BARGAIN, SALE DEED
(Real Property)

The undersigned Xelda Tomanini grantor, of Las Vegas, County of Clark, State of Nevada, does hereby grant, bargain, sell and convey to Xelda A. Tomanini, Trustee and the Successor Trustee of the Tomanini Family Trust, dated June 5, 2009, grantee, the following property in Lincoln County, State of Nevada described as follows:

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

Common Address:
109 Rowan Dr. #11
Caliente, NV. 89008

**SUBJECT TO ALL LIENS, ENCUMBRANCES, RESTRICTIONS, COVENANTS,
EASEMENTS AND CONDITIONS OF RECORD.**

WITNESS my hand on April 20th, 2022, in the City of Caliente,
County of Lincoln, State of Nevada.

GRANTOR:

Xelda Tomanini
Xelda Tomanini

EXHIBIT A

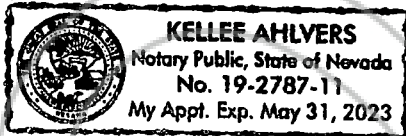
Lot 9 in ROWAN SUBDIVISION to the City of Caliente, County of Lincoln, State of Nevada as recorded May 19, 1959, in the office of the County Recorder of Lincoln County in book A of plats, page 68, Lincoln County, Nevada Records.

NOTARY SUBSCRIPTION

STATE OF NEVADA)
 : ss.
COUNTY OF LINCOLN)

On April 20th, 2022, before me, the undersigned Notary, Xelda Tomanini personally appeared who is personally known to me or proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to this instrument, and acknowledged that she executed it. I declare under penalty of perjury that the person whose name is ascribed to this instrument appears to be of sound mind and under no duress, fraud, or undue influence.

NOTARY SEAL:



Kellee Ahlvers
Notary Public
Appt. No. 19-2787-11
Expires MAY 31, 2023

STATE OF NEVADA DECLARATION OF VALUE

1. Assessor Parcel Number (s)

- (a) 003-172-06
- (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 RECORDER'S OPTIONAL USE ONLY
Book: _____
Page: _____
Date of Recording: _____
Notes: <u>Trust on File - dx</u>

3. Total Value/Sales Price of Property:

Deed in Lieu of Foreclosure Only (value of property) \$ _____
 Transfer Tax Value: \$ _____
 Real Property Transfer Tax Due: \$ _____

4. If Exemption Claimed:

- a. Transfer Tax Exemption, per NRS 375.090, Section: 7
- b. Explain Reason for Exemption: Transferred without consideration into trust.

5. Partial Interest: Percentage being transferred: _____ %

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 Xelda A Tomanini Capacity Grantor/Grantee
 Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION (REQUIRED) BUYER (GRANTEE) INFORMATION (REQUIRED)

Xelda Tomanini
 109 Rowan Dr. PO Box 11
 Caliente, NV 89008

Tomanini Family Trust
 Xelda A Tomanini, Trustee
 109 Rowan Dr. PO Box 11
 Caliente, NV 89008

COMPANY/PERSON REQUESTING RECORDING (REQUIRED IF NOT THE SELLER OR BUYER)

Print Name: Law Office of Donna Stidham, LLC. Escrow # _____
 Address: 7935 W. Badura Ave, Ste 1025
 City: Las Vegas State: Nevada Zip: 89113

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED