

LINCOLN COUNTY, NV

2022-162916

\$37.00

RPTT:\$0.00 Rec:\$37.00

08/17/2022 09:27 AM

JEFFREY BURR LTD.

Pgs=3 KC

OFFICIAL RECORD

AMY ELMER, RECORDER

E07

APN: 005-251-12

When Recorded, Mail to:

Jeffrey Burr, Ltd.
2600 Paseo Verde Pkwy, Ste. 200
Henderson, NV 89074

Mail Tax Statements to:

Shena Garriss
9508 Wakashan Ave.
Las Vegas, NV 89149

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That SHENA GARRISS and ERIC GARRISS, wife and husband as joint tenants, for good and other valuable consideration, do hereby Grant, Bargain, Sell and Convey to ERIC GARRISS and SHENA GARRISS, Trustees of the BMG NEVADA PERSONAL TRUST, dated March 1, 2022, as amended, or restated, or their successors all of their right, title and interest in that real property situated in the County of Lincoln, State of Nevada, bounded and described as follows:


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

Commonly known as: 10518 Malloy Springs Road, Pioche, NV 89043

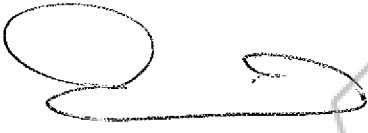
GRANTEE'S ADDRESS: BMG NEVADA PERSONAL TRUST
9508 Wakashan Ave.
Las Vegas, NV 89149

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in any wise appertaining.

Witness their hands May 18, 2022.



SHENA GARRISS

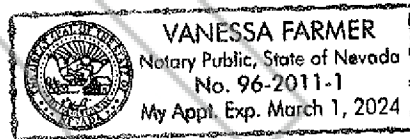


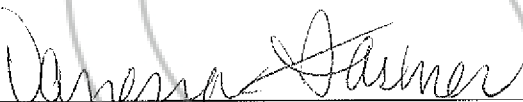
ERIC GARRISS

STATE OF NEVADA)
) ss.
COUNTY OF CLARK)

On May 18, 2022 before me the undersigned, a Notary Public in and for the said County of Clark, State of Nevada, personally appeared SHENA GARRISS and ERIC GARRISS personally known to me (or proved to me on the basis of satisfactory evidence) to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacity, and that by their signatures on the instrument, the persons, or the entity upon behalf of which the persons acted, executed the instrument.

WITNESS my hand and official seal.





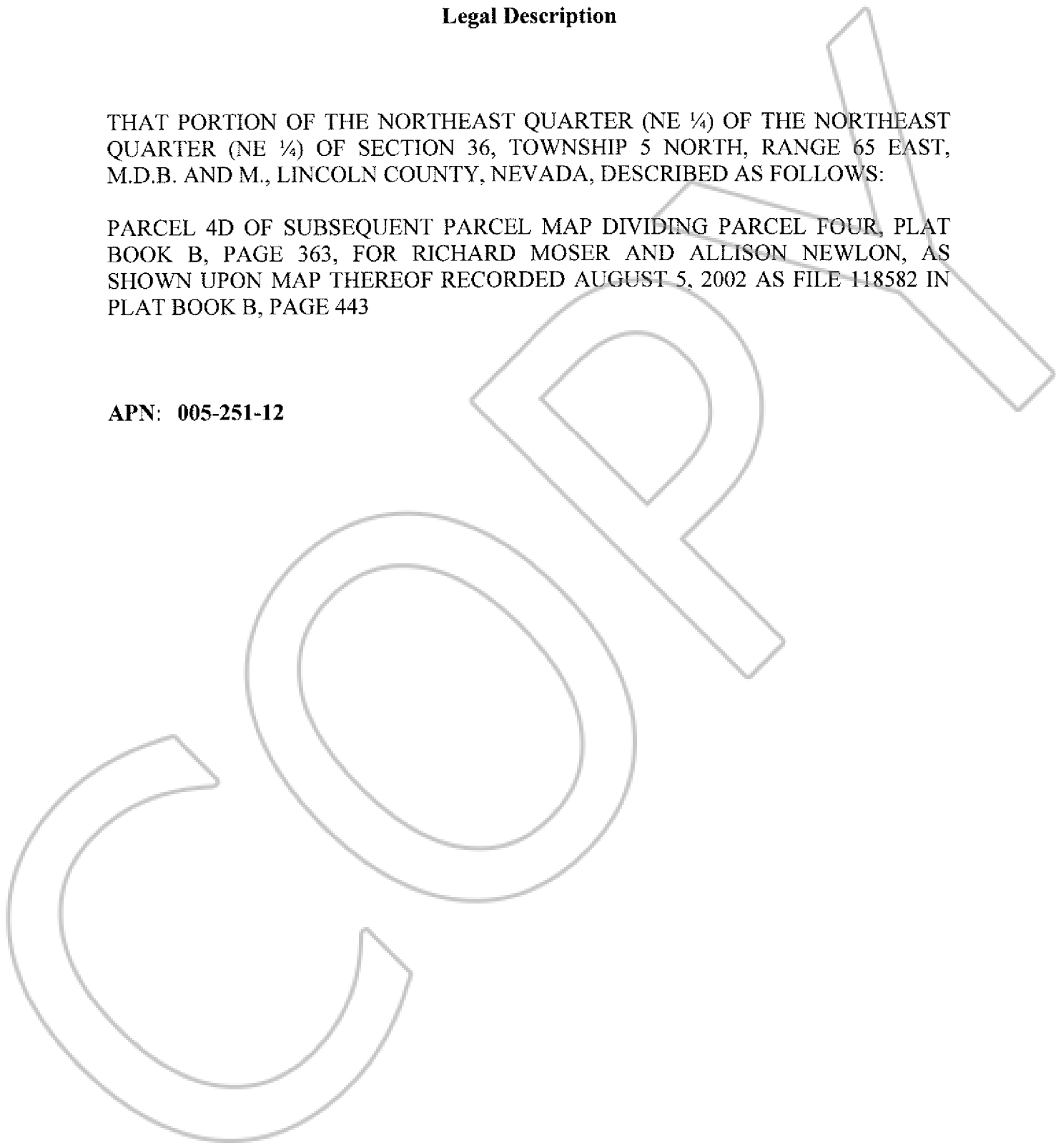
NOTARY PUBLIC

EXHIBIT A
Legal Description

THAT PORTION OF THE NORTHEAST QUARTER (NE ¼) OF THE NORTHEAST QUARTER (NE ¼) OF SECTION 36, TOWNSHIP 5 NORTH, RANGE 65 EAST, M.D.B. AND M., LINCOLN COUNTY, NEVADA, DESCRIBED AS FOLLOWS:

PARCEL 4D OF SUBSEQUENT PARCEL MAP DIVIDING PARCEL FOUR, PLAT BOOK B, PAGE 363, FOR RICHARD MOSER AND ALLISON NEWLON, AS SHOWN UPON MAP THEREOF RECORDED AUGUST 5, 2002 AS FILE 118582 IN PLAT BOOK B, PAGE 443

APN: 005-251-12



**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)

- a) 005-251-12
- b) _____
- c) _____

FOR RECORDER'S OPTION USE ONLY
Book: _____ Page: _____
Date of Recording: _____
Notes: _____

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 Other

3. Total Value/Sales Price of Property

Deed in Lieu of Foreclosure Only (value of property) \$ 0.00
Transfer Tax Value ()
Real Property Transfer Tax Due \$ 0.00
Real Property Transfer Tax Due \$ 0.00

4. If Exemption Claimed:

- a. Transfer Tax Exemption per NRS 375.090, Section 07
- b. Explain Reason for Exemption: Transfer without consideration to or from a Trust

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 1% per month. Pursuant to NRS 375.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

Signature *Shena Garriss* Capacity Paralegal

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

Print Name: Shena Garriss and Eric Garriss
Address: 9508 Wakashan Ave.
City: Las Vegas
State: NV Zip: 89149

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

Print Name: BMG NEVADA PERSONAL TRUST
Address: 9508 Wakashan Ave.
City: Las Vegas
State: NV Zip: 89149

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

Print Name: JEFFREY BURR, LTD. Escrow #: _____
Address: 2600 Paseo Verde Pkwy. #200
City: Henderson State: Nevada Zip: 89074

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED