

LINCOLN COUNTY, NV

2022-162970

\$37.00

RPTT:\$0.00 Rec:\$37.00

09/01/2022 04:05 PM

TITLE DEEDS & NEEDS, LLC

Pgs=3 AE

OFFICIAL RECORD

AMY ELMER, RECORDER

E05

APN: 001-240-02

Escrow No.: 33220999-LD

WHEN RECORDED MAIL TO and MAIL TAX STATEMENTS TO:

Tim Gross

*755 Camino La Paz
Henderson, NV 89012*

SPACE ABOVE THIS LINE FOR RECORDER'S USE

GRANT, BARGAIN, SALE DEED

R.P.T.T Exemption #5

THIS INDENTURE WITNESSETH: That

Kerry Gross, spouse of the grantee herein

FOR A VALUABLE CONSIDERATION, the receipt of which is hereby acknowledged, do(es) hereby Grant, Bargain, Sell and Convey to

Tim Gross, a married man as ^{his} her sole and separate proeprty

all that real property situated in the County of Lincoln, State of Nevada, described as follows:

FOR LEGAL DESCRIPTION OF THE REAL PROPERTY, SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

GRANTOR HEREIN EXECUTES THIS INSTRUMENT FOR THE SOLE PURPOSE OF RELINQUISHING ANY AND ALL CLAIM OR CLAIMS OF COMMUNITY PROPERTY INTEREST HE/SHE HAS OR MAY HAVE IN AND TO THE WITHIN DESCRIBED REAL PROPERTY.

Subject to:

1. Taxes for the fiscal year;
2. Rights of Way, reservations, restrictions, easements, and conditions of record.

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

**SIGNATURE AND NOTARY ACKNOWLEDGMENT FOR
GRANT BARGAIN SALE DEED**

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s)
set forth below.

Dated: July 01, 2022

Kerry Gross
Kerry Gross
Kerry Gross

State of NEVADA

County of CLARK

This instrument was acknowledged before me on this 1 day of July,
2022, by

Kerry Gross

S. Kramer
Notary Public

[SEAL]

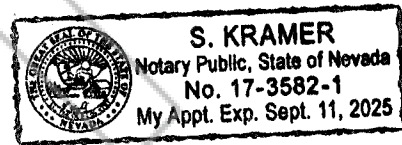


EXHIBIT "A"
Legal Description

Order No.: 33220999

For APN/Parcel ID(s): 001-240-02

All that certain real property situate in the County of Lincoln, State of Nevada, described as follows;

Parcel One (1) shown by parcel map for Patricia Blanchard recorded August 7, 1987 as document No. 87419, filed in Book A of Maps, Page 276A of Official Records of the County Recorder, Lincoln County, Nevada.

COPY

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)

- a) 001-240-02
- 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
- Other _____

FOR RECORDER'S OPTIONAL USE ONLY

- 3. a) Total Value/Sales Price of Property \$ -0-
- b) Deed in Lieu of Foreclosure Only (value of property) (_____)
- c) Transfer Tax Value: \$ -0-
- d) Real Property Transfer Tax Due \$ -0-

4. **If Exemption Claimed:**

- a. Transfer Tax Exemption per NRS 375.090, Section 5
- b. Explain Reason for Exemption: Spouse releasing community interest without consideration.

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: AGENT

Signature: _____ Capacity: _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: Kerry Gross
Address: 755 Camino La Paz
City: Henderson
State: NV Zip: 89012

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Tim Gross
Address: 755 Camino La Paz
City: Henderson
State: NV Zip: 89012

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

Print Name: **TITLE DEEDS & NEEDS, LLC**
Address: **8565 S. Eastern Avenue, Suite 150**
City: **Las Vegas** State: **NV** Zip: **89123**

File No. **33220999**

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED