

LINCOLN COUNTY, NV

**2022-162972**

\$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:**

Christopher Butler  
3320 Augustine Cir.  
Las Vegas, NV 89117

SPACE ABOVE THIS LINE FOR RECORDER'S USE

**GRANT, BARGAIN, SALE DEED**

R.P.T.T Exemption #5

THIS INDENTURE WITNESSETH: That

**Christopher Butler, 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

**Sheila Gutierrez, a married woman as 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: 6/30/2022

  
\_\_\_\_\_

Christopher Butler

CHRISTOPHER BUTLER

*SK Christopher Butler*

State of NEVADA

County of CLARK

This instrument was acknowledged before me on this 30 day of JUNE,  
2022, by

CHRISTOPHER BUTLER

  
\_\_\_\_\_  
Notary Public

[SEAL]



**EXHIBIT "A"**  
Legal Description

Order No.: 33220999

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

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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: Christopher Butler  
Address: 3320 Augustine Circle  
City: Las Vegas  
State: NV Zip: 89117

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

Print Name: Sheila Gutierrez  
Address: 3320 Augustine Circle  
City: Las Vegas  
State: NV Zip: 89117

**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**