

LINCOLN COUNTY, NV

2022-162997

\$37.00

RPTT:\$0.00 Rec:\$37.00

09/12/2022 07:36 AM

TITLE DEEDS & NEEDS, LLC

Pgs=3 AE

OFFICIAL RECORD

AMY ELMER, RECORDER

E03

APN NO: 003-174-21

RECORDING REQUESTED BY:
Title Deeds & Needs, LLC

WHEN RECORDED MAIL TO AND
MAIL TAX STATEMENTS TO:
THE JEAN MARIE LEAVITT
REVOCABLE LIVING TRUST
P.O. BOX 273
CALIENTE, NV 89008

Affix RPTT: Exempt. 3
File No. 22-485

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH THAT: THE JEAN MARIE LEAVITT
REVOCABLE LIVING TRUST DATED OCTOBER 29, 2019

For valuable consideration, the receipt of which is hereby acknowledged, do hereby Grant, Bargain,
Sell and convey to
**JEAN MARIE LEAVITT, TRUSTEE OF THE JEAN MARIE LEAVITT REVOCABLE
LIVING TRUST, DATED OCTOBER 29, 2019**

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

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

Commonly known as: 207 Clover Street, Caliente, Nevada.

TOGETHER WITH all and singular the tenements, hereditaments, and appurtenances thereunto
belonging to in anywise appertaining.

SUBJECT TO:

1. General and special taxes for the current fiscal year.
2. Covenants, conditions, restrictions, rights of way, easements, and reservations of record.
3. Deed(s) of Trust of Record, if any.

**GRANTOR'S SIGNATURE AND NOTARY ACKNOWLEDGEMENT ATTACHED AS
PAGE 2 HEREOF.**

WITNESSED this 8 day of September 2022.

**THE JEAN MARIE LEAVITT REVOCABLE
LIVING TRUST, DATED 10/29/2019**

Jean Marie Leavitt, Trustee
JEAN MARIE LEAVITT, TRUSTEE

NOTARY ACKNOWLEDGMENT

ATTACHED TO:
Grant, Bargain, Sale Deed

STATE OF NEVADA) SS

COUNTY OF LINCOLN)

On 9/8/2022, before me, ASHLEY REMINGTON a Notary Public
in and for said State, personally appeared:

JEAN MARIE LEAVITT, TRUSTEE

Who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State that the foregoing paragraph is true and correct.

WITNESS my hand and official seal:

Signature: AR

Signature of Officer

(NOTARY SEAL)

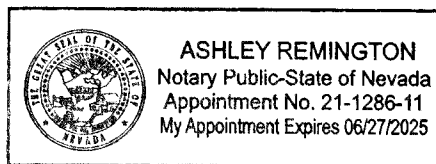


EXHIBIT "A"

THAT CERTAIN PARCEL OF LAND SITUATE WITHIN THE NORTH HALF (N1/2) OF THE SOUTHWEST QUARTER (SW1/4) OF SECTION 8, TOWNSHIP 4 SOUTH, RANGE 67 EAST, M.D.B.&M., BEING A PORTION OF THE MODERN TOWNSITE OF CALIENTE, NEVADA MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOT 7-A AS SHOWN ON PARCEL MAP FILED APRIL 25, 1991 IN THE LINCOLN COUNTY REORDER'S OFFICE IN BOOK A OF PLATS, PAGE 341 AS FILE NO. 96563, LINCOLN COUNTY, NEVADA RECORDS.

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a) 003-174-21
 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 \$ 0.00
 b) Deed in Lieu of Foreclosure Only (value of property) ()
 c) Transfer Tax Value: \$ 0.00
 d) Real Property Transfer Tax Due \$ 0.00

4. **If Exemption Claimed:**
 a. Transfer Tax Exemption per NRS 375.090, Section 3
 b. Explain Reason for Exemption: Recognizing true status – adding trustee without consideration
 c.

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: Jean Marie Leavitt Capacity: GRANTOR
 Signature: _____ Capacity: _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)
 Print Name: Jean Marie Leavitt Revocable Living Trust
 Address: P.O. Box 273
 City: Caliente
 State: NV Zip: 89008

BUYER (GRANTEE) INFORMATION
(REQUIRED)
 Print Name: Jean Marie Leavitt Revocable Living Trust
 Address: P.O. Box 273
 City: Caliente
 State: NV Zip: 89008

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)
 Print Name: **Title Deeds & Needs, LLC** File No. **22-485**
 Address: **8565 S. Eastern Avenue, Suite 150**
 City, State & Zip: **Las Vegas, NV 89123**