

LINCOLN COUNTY, NV **2022-163052**
\$1,402.00
RPTT:\$1365.00 Rec:\$37.00 **09/22/2022 09:17 AM**
CHICAGO TITLE LAS VEGAS - 7201 W. LAKE MEAD KC
OFFICIAL RECORD
AMY ELMER, RECORDER

APN/Parcel ID(s): 006-271-28
006-271-29
006-271-30

Order No.: 3422001168-KS

**WHEN RECORDED MAIL TO and MAIL
TAX STATEMENTS TO:**

Ronald Garrison and Deana Zelenik
P.O. Box 719
Pioche, NV 89043

SPACE ABOVE THIS LINE FOR RECORDER'S USE

GRANT, BARGAIN AND SALE DEED

R.P.T.T \$1,365.00

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

The A.L. Vincent 2006 Trust, Suzanne L. Whitescarver, Trustee

do(es) hereby GRANT, BARGAIN AND SELL to

Ronald Garrison and Deana Zelenik, Husband and Wife as Joint Tenants

the 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.

Subject to:

1. All general and special taxes for the current fiscal year.
2. Covenants, Conditions, Restrictions, Reservations, Rights, Rights of way and Easements now of record.

Together with all tenements, hereditaments and appurtenances, including easements and water rights, if any, thereto belonging or appertaining, and any revisions, remainders, rents, issues or profits thereof.

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

Dated: September 20, 2022

A.L. Vincent 2006 Trust

BY: Suzanne L. Whitescarver

Suzanne L. Whitescarver
Trustee

NS
STATE OF NEVADA Virginia
COUNTY OF LINCOLN Fairfax

This instrument was acknowledged before me on 20th day of
September, 2022 by

Naeem Munawar Shah

Notary Public

Printed Name: NAEEM M. SHAH

NAEEM MUNAWAR SHAH
NOTARY PUBLIC
REG. # 7829057
COMMONWEALTH OF VIRGINIA
MY COMMISSION EXPIRES 04/30/2023

Naeem Munawar Shah
Reg # 7829057
Exp. 04/30/2023

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): 006-271-28, 006-271-29 and 006-271-30

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF LINCOLN, STATE OF NEVADA, AND IS DESCRIBED AS FOLLOWS:

A PORTION OF THE SOUTHWEST QUARTER (SW1/4) OF THE NORTHWEST QUARTER (NW1/4) OF SECTION 11, TOWNSHIP 1 NORTH, RANGE 69 EAST, M.D. B. & M., MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCELS 2, 3, AND 4 OF THAT CERTAIN PARCEL MAP RECORDED JANUARY 7, 1998 IN THE OFFICE OF THE COUNTY RECORDER OF LINCOLN COUNTY, NEVADA IN BOOK B OF PLATS, PAGE 81 AS FILE NO. 110301 AND AMENDED BY THAT CERTAIN PARCEL AMP RECORDED JULY 19, 1999 IN BOOK B OF PLATS, PAGE 232 AS FILE NO. 113093 AND FURTHER AMENDED BY MAP RECORDED AUGUST 5, 1999 IN BOOK B OF PLATS, PAGE 239 AS FILE NO. 113159, LINCOLN COUNTY, NEVADA RECORDS.

Commonly known as 2188 Eagle Valley Road, Pioche, NV 89043
However, by showing this address no additional coverage is provided

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor's Parcel Number(s)
 a. 006-271-28
 b. 006-271-29
 c. 006-271-30
 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 RECORDERS OPTIONAL USE ONLY	
Book _____	Page: _____
Date of Recording: _____	
Notes: _____	

3. a. Total Value/Sales Price of Property \$ 350,000.00
 b. Deed in Lieu of Foreclosure Only (value of property) (_____)
 c. Transfer Tax Value: \$ 350,000.00
 d. Real Property Transfer Tax Due \$ 1,365.00

4. **If Exemption Claimed:**
 a. Transfer Tax Exemption per NRS 375.090, Section NONE
 b. Explain Reason for Exemption: _____

5. Partial Interest: Percentage being transferred: 100.00%

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: Grantee

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: The A.L. Vincent 2006 Trust
 Address: 8304 Shad Bush Avenue
 City: Las Vegas
 State: NV Zip: 89149

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Ronald Garrison and Deana Zelenik
 Address: P.O. Box 719
 City: Pioche
 State: NV Zip: 89043

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

Print Name: Chicago Title Las Vegas
 Address: 7201 W. Lake Mead Blvd., Suite 101
 City: Las Vegas

Escrow # 3422001168
 State: NV Zip: 89128