

LINCOLN COUNTY, NV **2022-163102**
\$259.30
RPTT:\$222.30 Rec:\$37.00 **10/03/2022 12:03 PM**
FIRST INTEGRITY TITLE NATIONAL SOLUTIONS, LLC
OFFICIAL RECORD
AMY ELMER, RECORDER

Recording Requested by:
**First Integrity Title National
Solutions, LLC**

FIN-22010212

After Recording Return to:
Same as Below

Mail Tax Statements To:
Camphill, LLC
1050 Kenebunk Circle
Henderson NV 89015

ORDER #: NV-10529-MW
Parcel Number: 003-184-02

GRANT, BARGAIN and SALE DEED

Exempt pursuant to _____

THIS INDENTURE, MADE this 29th day of September, 2022, **Castle 2020 LLC**, whose address is 120 Bloomingdale Road #304, White Plains, NY 10605, Grantors, and **Camphill, LLC**, whose address is 1050 Kenebunk Circle, Henderson NV 89015, Grantees.

WITNESSETH, that said Grantors, for in consideration of the sum of FIFTY SEVEN THOUSAND and 00/100 (\$57,000.00) DOLLARS, and other good and valuable considerations in hand paid by Grantees, the receipt whereof is hereby acknowledged, do hereby remise, release, grant, bargain and sell unto the said Grantees forever, all the right, title, interest, claim and demand which the said Grantors have in and to the following described lot, piece or parcel of land, situate, lying and being in Lincoln County, Nevada, to-wit:

SEE COMPLETE LEGAL ATTACHED AS EXHIBIT "A"

Parcel ID: 003-184-02
Commonly known as: 372 Spring Heights, Caliente NV 89008

The previously recorded vesting deed was recorded on 06/17/2022 in Instrument No. 2022-162580 in the Lincoln County Book of Official Records.

TOGETHER with all and singular the tenements, hereditaments, and appurtenances thereunto belonging or in any wise appertaining, and the reversion and reversions, remainder and reminders, rents, issues and profits thereof.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim

whatsoever of the said Grantors, either in law or in equity, to the only proper use, benefit and behalf of the said Grantees forever.

WITNESS the following signatures and seals:

Castle 2020 LLC

By:

Victor Naar, Manager

STATE OF New York

County of Westchester to wit:

The foregoing, Grant, Bargain and Sale Deed was acknowledged before me this 29th day of September, 2022, By: Victor Naar, Manager For: **Castle 2020 LLC**, on behalf of the corporation.

JENNA E KRANTZ
NOTARY PUBLIC-STATE OF NEW YORK
No. 01KR6381641
Qualified in Bronx County
My Commission Expires 10-09-2022

Jenna Krantz
Notary Public

My Commission Expires: 10/9/22

No title search was performed on the subject property by the preparer. The preparer of this deed makes neither representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantees and /or their agents; no boundary survey was made at the time of this conveyance.

This Instrument Prepared by:
National Deed Network, Inc.
36181 East Lake Road #382
Palm Harbor, FL 34685

EXHIBIT "A"

The land hereinafter referred to is situated in the City of Caliente, County of Lincoln, State of NV, and is described as follows:

Lots Thirty Eight (38) and Thirty Nine (39) in Block Twelve (12) as said lots and block are delineated on the Official Plat of the Falkner Survey of the City of Caliente, now on file in the Office on Lincoln County Records.

Less and Except

The real property situate in the County of Lincoln, State of Nevada, described as follows:

Property to be subtracted from the Eastern side of that portion of Tract B (which is attached to Lots 38 and 39), given in Grant, Bargain, Sale Deed in Book 162, Page 206 on the Easterly side described and added to Tract B of Joint Tenancy Deed, Book 108, Page 107, as follows:

Beginning on the existing fence line at a point on the prolongation of the original North boundary of Lot 38 (a part of said Tract B) and 126.14' from the Northwest corner from the which the Southwest corner of Section 8, T. 4 S., R. 67 E, M.D.M. bears S 49° 35' 58" W 2763.32';

Thence continuing on said prolongation to the original property corner N 83° 07' 55" E 1.93';

Thence S 06° 52' 05" E. 42.96' to an existing fence;

Thence following the fence to the corner and rebar with cap stamped L. Smith PLS 12751, S 83° 43' 03" W 0.93';

Thence N 08° 11' 45" W 42.96' to the point of beginning.

Less and Except

The real property situate in the County of Lincoln, State of Nevada, described as follows:

Boundary Line Adjustment property being transferred to Lot 38 and a portion of Tract B as described in the Grant, Bargain, Sale Deed Book 162, Page 206, from Lot 37 with a portion of Tract B, of the "Revised Map of Block 12, Caliente Town" filed in Plat Book A, Page 60 of Lincoln County Records:

Beginning at the Northwest corner of property to be added to said Lot 38 monumented with a rebar and cap stamped L Smith PLS 12751 from which the Southwest corner of Section 8, T. 4 S., R. 67 E., M.D.M. bears S 48° 03' 11" W 2658.18';

Thence N 80° 22' 21" E 128.06' along the concrete/block wall*; Thence S 08° 11' 45" E 7.34' along an existing fence;

Thence S 83° 07' 55" W 128.07' to the So. Spring St. right- -of-way;

Thence N 06° 52' 05" W 1.17' to the base of the concrete wall and the point of beginning.

* = *to (or at) a rebar with cap stamped L Smith PLS 12751

Less and Except

All that real property situate in the County of Lincoln, State of Nevada, bounded and described as follows:

Lots thirty-eight (38) and thirty-nine (39) in Block Twelve (12) as said Lots and Block are delineated on the official Plat of the Falkner Servey of the City of Caliente, now on file in the Office of the Lincoln County Recorder, and to which Plat and the records thereof, reference is hereby made for further description; and a parcel of land joining the Easterly end of Lots 38 and 39, beginning at the Northeasterly corner of lot thirty-eight; thence Easterly along a line extended along the North side line of Lot 38, a distance of thirty feet; thence Southerly at right angles, a distance of fifty feet; thence Westerly at right angles, a distance of thirty feet; thence Northerly along the Easterly end of Lots 38 and 39, a distance of fifty feet, the point of beginning

Being all that certain property conveyed from Affinia Default Services, LLC to The Bank of New York Mellon f/k/a The Bank of New York as Trustee for Asset Backed Funding Corporation Asset-Backed Certificates, Series 2005-HE1 by the deed dated January 18, 2022 and recorded January 27, 2022 as Instrument No. 22-161893, of official records.

APN: 00318402

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a) 003-184-02
 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	
Book: _____	Page: _____
Date of Recording: _____	
Notes: _____	

3. Total Value/Sales Price of Property \$ 57,000.00
 Deed in Lieu of Foreclosure Only (value of property) (_____)
 Transfer Tax Value: \$ 57,000.00
 Real Property Transfer Tax Due \$ 222.30

4. **If Exemption Claimed:**
 a. Transfer Tax Exemption per NRS 375.090, Section NO NE
 b. Explain Reason for Exemption: NA

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 _____ Capacity Manager
 Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)
 Print Name: Castle 2020, LLC
 Address: 120 Bloominodale Rd #304
 City: White Plains
 State: NY Zip: 106 0 5

BUYER (GRANTEE) INFORMATION
(REQUIRED)
 Print Name: Camphill, LLC
 Address: 1050 Kenebunk Cir
 City: Henderson
 State: NV Zip: 89015

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)
 Print Name: First Integrity Title National Solutions, LLC Escrow #: FIN-201 0212
 Address: 18201 Von Karman Suite 330
 City: Irvine State: CA Zip: 92612