

LINCOLN COUNTY, NV

2022-163481

\$37.00

RPTT:\$0.00 Rec:\$37.00

11/23/2022 08:58 AM

DIRECT DEEDS LLC

Pgs=3 AK

OFFICIAL RECORD

AMY ELMER, RECORDER

E07

APN: 013-080-16

**When Recorded Mail Document To
and Tax Statement To:**

**THE SHAWN AND GAY SHIRLEY REVOCABLE LIVING TRUST
PO BOX 7118
BUNKERVILLE, NV 89007**

RPTT: #7

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That

SEAN EDWARD SHIRLEY, A SINGLE MAN AND SHAWN SHIRLEY AND GAY SHIRLEY, HUSBAND AND WIFE, ALL AS JOINT TENANTS

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do(es) hereby Grant,

Bargain, Sell and Convey to

SHAWN SHIRLEY AND GAY SHIRLEY, TRUSTEES OF THE SHAWN AND GAY SHIRLEY REVOCABLE LIVING TRUST

all that real property situated in Lincoln County, State of Nevada, bounded and described as follows

Legal Description: SEE EXHIBIT "A" ATTACHED

SUBJECT TO: 1. Taxes for the fiscal year

2. Covenants, Conditions, Reservations, Rights, Rights of Way Easements now of record.

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

Signature page follows

GBSD-013-080-16

Sean Shirley

SEAN EDWARD SHIRLEY

Shawn Shirley

SHAWN SHIRLEY

Gay Shirley

GAY SHIRLEY

STATE OF Nevada
COUNTY OF Clark

This instrument was acknowledged before me

On 11/22/2022

By SEAN EDWARD SHIRLEY, SHAWN SHIRLEY, GAY SHIRLEY

Signature Estela A. Moreno

Notary Public

My Commission Expires: 10/16/2024

GBSD-013-080-16

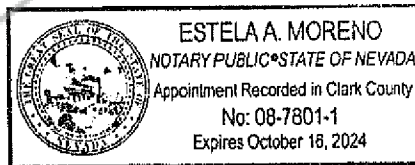


EXHIBIT "A"
LEGAL DESCRIPTION

THE NORTHEAST (NE ¼) OF THE SOUTHEAST (SE ¼) OF SECTION 32,
TOWNSHIP 4 SOUTH, RANGE 70 EAST, MOUNT DIABLO MERIDIAN, MORE
PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL 1B OF THAT CERTAIN MAP RECORDED APRIL 27, 2018 IN THE OFFICE
OF THE COUNTY RECORDER OF LINCOLN COUNTY, NEVADA AS FILE NO. 2018-
154141, LINCOLN COUNTY, NEVADA RECORDS.

TOGETHER WITH AN EASEMENT FOR INGRESS AND EGRESS OVER THE EAST
TWENTY (20) FEET, EXTENDING FROM THE NORTH LINE OF THE SOUTHEAST
QUARTER (SE ¼) OF THE SOUTHEAST QUARTER (SE ¼) OF SECTION 32,
SOUTH APPROXIMATELY 200 FEET TO AN EXTENDING ROAD.

GBSD: 013-080-16

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
 a. 013-080-16
 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 RECORDERS OPTIONAL USE ONLY
 Book _____ Page: _____
 Date of Recording: _____
 Notes: Trust on File - AK

3. a. Total Value/Sales Price of Property \$ 0.0
 b. Deed in Lieu of Foreclosure Only (value of property (_____)
 c. Transfer Tax Value: \$ 0.0
 d. Real Property Transfer Tax Due \$ 0.0

4. **If Exemption Claimed:**
 a. Transfer Tax Exemption per NRS 375.090, Section 7
 b. Explain Reason for Exemption: transfer to trust 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 Norma S Green Capacity: Agent
 Signature _____ Capacity: _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)
 Print Name: Sean Edward Shirley etal **
 Address: PO Box 7118
 City: Bunkerville
 State: NV Zip: 89007

BUYER (GRANTEE) INFORMATION
(REQUIRED)
 Print Name: TheShawnandGayShirleyRevocabl *
 Address: PO Box 7118
 City: Bunkerville
 State: NV Zip: 89007

COMPANY/PERSON REQUESTING RECORDING (Required if not seller or buyer)
 Print Name: Direct Deeds LLC Escrow # Accomodation Recording
 Address: 3030 S Jones Blvd, Ste 104
 City: Las Vegas State: NV Zip: 89146

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED

**Sean Edward Shirley, Shawn Shirley and Gay Shirley
 The Shawn and Gay Shirley Revocable Living Trust
 Made Fillable by eForms