

LINCOLN COUNTY, NV

2022-163519

\$37.00

RPTT:\$0.00 Rec:\$37.00

12/12/2022 07:47 AM

GREGORY J. MORRIS, LTD.

Pgs=3 KC

OFFICIAL RECORD

AMY ELMER, RECORDER

E07

APN: 005-161-34;005-161-35
005-161-37;005-161-38

**RECORDING REQUESTED BY
AND RETURN TO:**

Morris Estate Planning Attorneys
3333 E. Serene Ave., Ste. 200
Henderson, NV 89074

**MAIL FUTURE TAX
STATEMENTS TO:**

Mr. Steven J. DeRicco
9340 Stange Avenue
Las Vegas, NV 89129

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That STEVEN J. DeRICCO, an unmarried man, without consideration, does hereby Grant, Bargain, Sell and Convey to STEVEN J. DeRICCO, Trustee of The STEVEN J. DeRICCO LIVING TRUST dated December 7, 2022, as amended, or restated, or his successors, all of his right, title and interest in that real property situated in the County of Lincoln, State of Nevada, bounded and described as follows:

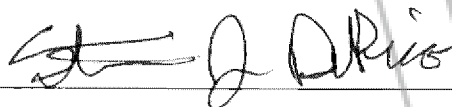
SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF FOR COMPLETE LEGAL DESCRIPTION.

GRANTEE'S ADDRESS: Mr. Steven J. DeRicco, 9340 Stange Avenue, Las Vegas, NV 89129

SUBJECT TO: Powers of Trustee as referenced in NRS 163.023 - 163.410.

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in any wise appertaining.


Witness his hand on December 7, 2022.



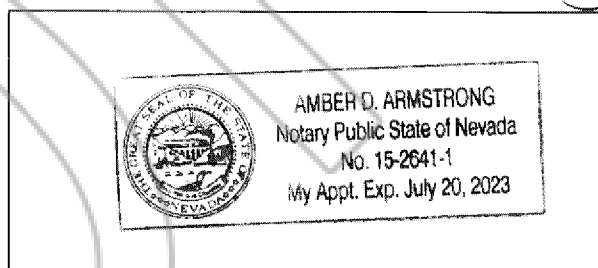
STEVEN J. DeRICCO

STATE OF NEVADA)
) ss.
COUNTY OF CLARK)

On December 7, 2022, before me, the undersigned, a Notary Public in and for said State, personally appeared STEVEN J. DeRICCO, known to me to be the person whose name is subscribed to the within instrument and acknowledged that he executed the same. WITNESS my hand and official seal.



NOTARY PUBLIC



Notary Stamp

Exhibit "A"

Legal Description

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

THAT PORTION OF THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 30, IN TOWNSHIP 5 NORTH, RANGE 70 EAST, M. D. B. & M., MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCELS TWO (2) AND THREE (3) OF THAT CERTAIN PARCEL MAP RECORDED JANUARY 21, 2003 IN THE OFFICE OF THE COUNTY RECORDER OF LINCOLN COUNTY, NEVADA IN BOOK B OF PLATS, PAGE 464 AS FILE NO. 119338, LINCOLN COUNTY, NEVADA RECORDS AND;

PARCELS ONE A (1A) AND ONE B (1B) OF THAT CERTAIN PARCEL MAP RECORDED JANUARY 21, 2003 IN THE OFFICE OF THE COUNTY RECORDER OF LINCOLN COUNTY, NEVADA IN BOOK B OF PLATS, PAGE 462 AS FILE NO. 119336, LINCOLN COUNTY, NEVADA RECORDS.

EXCEPTING AND RESERVING THEREFROM A 1/3 INTEREST IN AND TO ALL MINERAL RIGHTS IN SAID REAL ESTATE NOT HERETOFORE RESERVED UNTO THE STATE OF NEVADA OR THE FEDERAL GOVERNMENT AS RESERVED IN THE DEED RECORDED MAY 21, 1951 IN BOOK J-1 OF REAL ESTATE DEEDS, PAGE 114 AS FILE NO. 26593, LINCOLN COUNTY, NEVADA RECORDS.

FURTHER EXCEPTING AND RESERVING A 1/3 INTEREST IN AND TO ALL MINERAL RIGHTS IN SAID REAL ESTATE NOT HERETOFORE RESERVED UNTO THE STATE OF NEVADA OR THE FEDERAL GOVERNMENT AS RESERVED IN THE DEED RECORDED DECEMBER 22, 1971 IN BOOK 3 OF OFFICIAL RECORDS, PAGE 310 A FILE NO. 51164, LINCOLN COUNTY, NEVADA RECORDS.

APNS: 05-161-34; 05-161-35; 05-161-37 AND 05-161-38

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
 a. 005-161-34
 b. 005-161-35
 c. 005-161-37
 d. 005-161-38

2. Type of Property:
- | | |
|--|---|
| a. <input type="checkbox"/> Vacant Land | b. <input checked="" type="checkbox"/> Single Fam. Res. |
| c. <input type="checkbox"/> Condo/Twnhse | d. <input type="checkbox"/> 2-4 Plex |
| e. <input type="checkbox"/> Apt. Bldg | f. <input type="checkbox"/> Comm'l/Ind'l |
| g. <input type="checkbox"/> Agricultural | h. <input type="checkbox"/> Mobile Home |
| <input type="checkbox"/> Other | |

FOR RECORDERS OPTIONAL USE ONLY
 Book _____ Page: _____
 Date of Recording: _____
 Notes: Trust on File KC

- 3.a. Total Value/Sales Price of Property \$ 0.00
 b. Deed in Lieu of Foreclosure Only (value of property (0.00))
 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 07
 b. Explain Reason for Exemption: Transfer without consideration to or from a Trust.

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: Steven J. DeRicco Capacity: Grantor
 Signature: Steven J. DeRicco Capacity: Grantee

SELLER (GRANTOR) INFORMATION
(REQUIRED)
 Print Name: Steven J. DeRicco
 Address: 9340 Stange Avenue
 City: Las Vegas
 State: NV Zip: 89129

BUYER (GRANTEE) INFORMATION
(REQUIRED)
 Print Name: Steven J. DeRicco Living Trust
 Address: 9340 Stange Avenue
 City: Las Vegas
 State: NV Zip: 89129

COMPANY/PERSON REQUESTING RECORDING (Required if not seller or buyer)
 Print Name: Gregory J. Morris, Ltd. Escrow #
 Address: 3333 E. Serene Ave., Ste. 200
 City: Henderson State: NV Zip: 89074