

LINCOLN COUNTY, NV **2023-163675**
\$918.40
RPTT:\$881.40 Rec:\$37.00 **01/25/2023 01:11 PM**
FIRST AMERICAN TITLE INSURANCE COMPANY
OFFICIAL RECORD
AMY ELMER, RECORDER

A.P. No. 003-071-01
Escrow No. 13895-2659114-RC/CJ
R.P.T.T. \$881.40

WHEN RECORDED RETURN TO:
Michael Souffrant and Alexa Robinson
PO Box 873
Caliente, NV 89008

MAIL TAX STATEMENTS TO:
Michael Souffrant
PO Box 873
Caliente, NV 89008

GRANT, BARGAIN and SALE DEED

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

Christopher Plotkin and Noelle Harris-Plotkin, trustees, or their successors in trust, under the Plotkin Living Trust, dated November 30, 2020, and any amendments thereto

do(es) hereby *GRANT, BARGAIN and SELL* to

Michael Souffrant, an unmarried man and Alexa Robinson, an unmarried woman as joint tenants

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

LOTS TEN (10), ELEVEN (11) AND TWELVE (12) IN BLOCK THIRTY-SIX (36) OF THE ALICE C. DIXON'S ADDITION TO CALIENTE TOWNSITE RECORDED MAY 25, 1926 IN PLAT BOOK A, PAGE 43, AS FILE NO. 3364 IN THE OFFICE OF THE COUNTY RECORDER OF LINCOLN COUNTY, NEVADA.

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 reversions, remainders, rents, issues or profits thereof.

Date: Print date: 01/06/2023

Christopher Plotkin and Noelle Harris-Plotkin,
trustees, or their successors in trust, under the
Plotkin Living Trust, dated November 30, 2020,
and any amendments thereto

CP, TRUSTEE
Christopher Plotkin, Trustee

Christopher

Noelle Harris-Plotkin, Trustee
Noelle Harris-Plotkin, Trustee

STATE OF **NEVADA**)
 : **SS.**
COUNTY OF)
Lincoln

This instrument was acknowledged before me on
January 4, 2023 by
Christopher Plotkin and Noelle Harris-Plotkin,
trustees.

H O'Reilly trustees
Notary Public
(My commission expires: 2.28.20)



H O'Reilly

22-0069-11

This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated Print
date: 01/06/2023 under Escrow No. 13895-2659114

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
 a) 003-071-01
 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
 i) Other _____

FOR RECORDERS OPTIONAL USE ONLY	
Book _____	Page: _____
Date of Recording: _____	
Notes: _____	

3. a) Total Value/Sales Price of Property: \$226,000.00
 b) Deed in Lieu of Foreclosure Only (value of property) (\$ _____)
 c) Transfer Tax Value: \$226,000.00
 d) Real Property Transfer Tax Due \$881.40

4. **If Exemption Claimed:**
 a. Transfer Tax Exemption, per 375.090, Section: _____
 b. Explain reason for exemption: _____

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: *GA* TRUSTEE
 Signature: _____

Capacity: grantor
 Capacity: _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: Plotkin Living Trust, dated November 30, 2020
 Address: P. O. Box 456
 City: Caliente
 State: NV Zip: 89008

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Michael Souffrant and Alexa Robinson
 Address: PO Box 873
 City: Caliente
 State: NV Zip: 89008

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

Print Name: First American Title Insurance Company File Number: 13895-2659114 RC/kd
 Address: 2500 N Buffalo Drive, Ste 120
 City: Las Vegas State: NV Zip: 89128

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)