

LINCOLN COUNTY, NV

2023-164164

\$37.00

RPTT:\$0.00 Rec:\$37.00

03/28/2023 04:07 PM

LAW OFFICES OF PAMELA JONES PLLC

Pgs=3 AK

OFFICIAL RECORD

AMY ELMER, RECORDER

E07

APN NO.: 011-080-04 and 011-080-05

RPTT: EXEMPT: (NRS 375.090,
SECTION 7)

RECORDING REQUESTED BY:

LAW OFFICES OF PAMELA JONES, PLLC

WHEN RECORDED MAIL TO:

PAMELA JONES, ESQ.
LAW OFFICES OF PAMELA JONES, PLLC
627 S. SEVENTH STREET
LAS VEGAS, NV 89101

MAIL TAX STATEMENTSTO:

MIKE DAVIS, TRUSTEE
HC 61 BOX 54
HIKO, NV 89017

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH THAT:

MIKE DAVIS, an unmarried man, for no consideration, does hereby grant and convey to MIKE DAVIS, Trustee, or his successors in trust, under the MIKE DAVIS LIVING TRUST, dated March 8, 2023, and any amendments thereto, that certain 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

DATED: MARCH 8, 2023

GRANTOR:



MIKE DAVIS

NOTARY ACKNOWLEDGMENT

State of Nevada
County of Clark

This instrument was acknowledged before me on March 8, 2023, by MIKE DAVIS.

Pamela
.....
Notary Public

(Seal, if any)

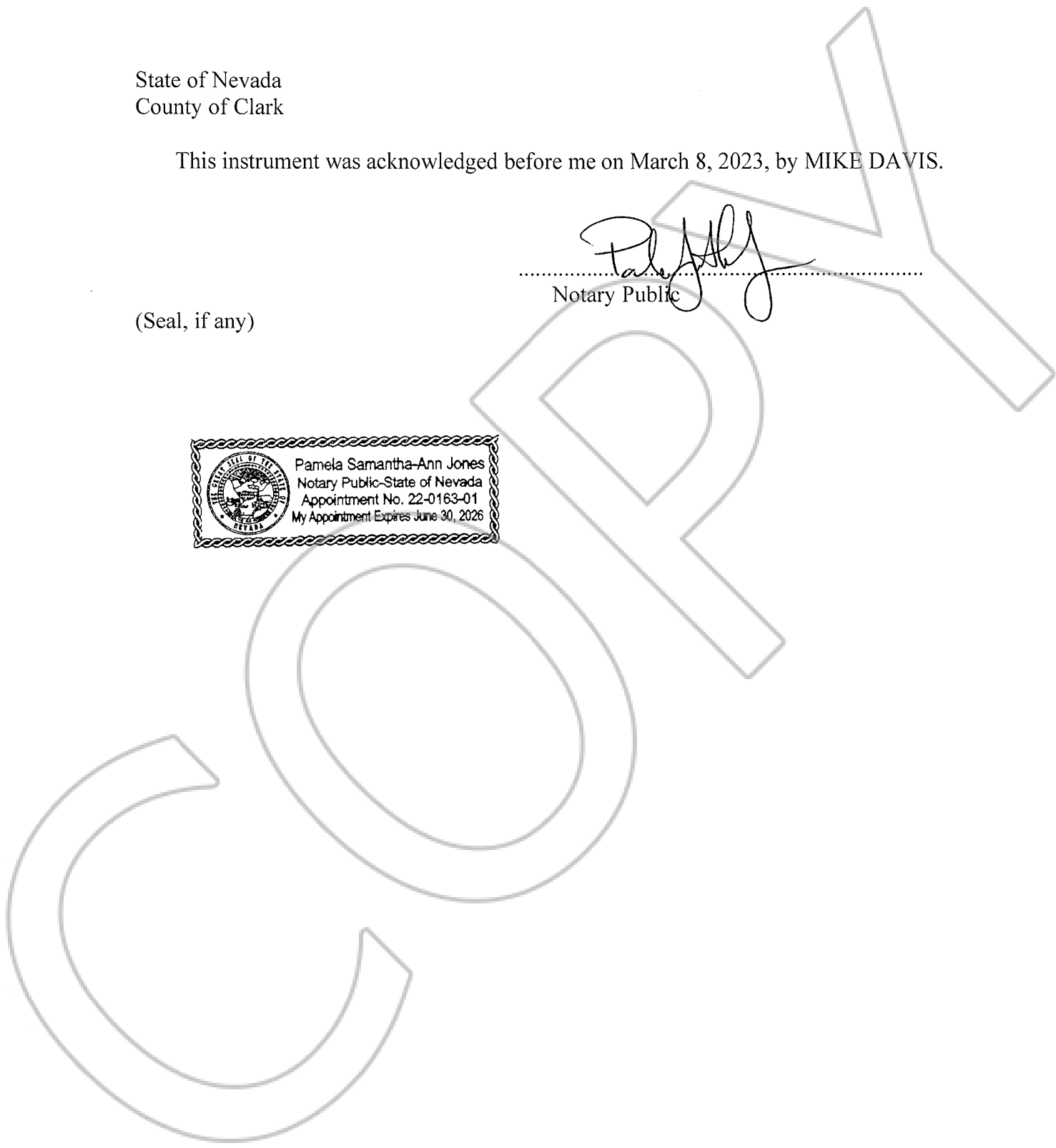


EXHIBIT "A"

AREA TO BE ADJUSTED OUT OF PARCEL 2 OF THE MAP RECORDED IN PLAT BOOK B, PAGE 471 AND SHOWN IN THE RECORD OF SURVEY, PLAT BOOK B, PAGE 472 BOTH OF LINCOLN COUNTY, NEVADA RECORDS, THE ADJUSTED AREA LOCATED IN SECTION 23, TOWNSHIP 4 SOUTH, RANGE 60 EAST, M.D.M. AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT FROM WHICH THE NORTHWEST CORNER OF SAID SECTION 23 BEARS NORTH $20^{\circ}57'11''$ WEST 2301.20', WHICH POINT IS FOUND ON THE EAST RIGHT-OF-WAY OF NEVADA HIGHWAY SR 318;

THENCE NORTHEASTERLY ALONG SAID RIGHT-OF-WAY ON A CURVE CONCAVE SOUTHEASTERLY A DELTA ANGLE OF $0^{\circ}19'19''$, RADIUS 7950', ARC LENGTH 44.69' WITH A CURVE BEARING NORTH $22^{\circ}27'48''$ EAST;

THENCE NORTH $21^{\circ}59'37''$ EAST 245.60' TO A REBAR WITH A PLASTIC CAP STAMPED L SMITH PLS 12751;

THENCE SOUTH $84^{\circ}50'21''$ EAST 198.91' TO A REBAR WITH A PLASTIC CAP STAMPED L SMITH PLS 12751;

THENCE SOUTH $23^{\circ}31'48''$ WEST 326.18' TO A REBAR WITH A PLASTIC CAP STAMPED L SMITH PLS 12751;

THENCE NORTH $74^{\circ}41'20''$ WEST 185.02' TO THE POINT OF BEGINNING.

NOTE: THE ABOVE METES AND BOUND LEGAL DESCRIPTION WAS PREPARED BY LENARD D. SMITH, P.L.S. #12751.

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
 a. 011-080-04
 b. 011-080-05
 c. _____
 d. _____

2. Type of Property:
- | | |
|--|--|
| a. <input checked="" type="checkbox"/> Vacant Land | b. <input 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 | |

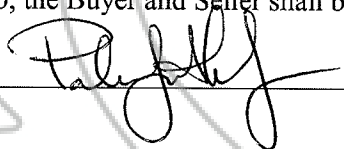
FOR RECORDERS OPTIONAL USE ONLY	
Book _____	Page: _____
Date of Recording: _____	
Notes: Trust on File - AK	

- 3.a. Total Value/Sales Price of Property \$ 0.00
 b. Deed in Lieu of Foreclosure Only (value of property (_____)
 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 7
 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  Capacity: Grantor
 Signature _____ Capacity: Grantee

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: Mike Davis
 Address: HC 61 Box 54
 City: Hiko
 State: NV Zip: 89017

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Mike Davis, TTEE
 Address: HC 61 Box 54
 City: Hiko
 State: NV Zip: 89017

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

Print Name: Pamela Jones, Esq. Escrow # _____
 Address: 627 S 7th Street
 City: Las Vegas State: NV Zip: 89101