

LINCOLN COUNTY, NV

**2023-164184**

\$37.00

RPTT:\$0.00 Rec:\$37.00

**04/04/2023 01:33 PM**

EVANS & ASSOCIATES

Pgs=3 AK

**OFFICIAL RECORD**

**AMY ELMER, RECORDER**

E07

APN: 011-180-04

**MAIL TAX NOTICE/BILL  
RECORDED DEED TO:**

The Connell Family Trust  
2490 N. Walnut Road  
Las Vegas, NV 89115

Space Above this Line For Recorder's Use

**GRANT, BARGAIN, SALE DEED**

The undersigned grantor:

**Francis Connell**

does hereby convey, grant, bargain, sell and warrant to the following grantee:

**The Connell Family Trust dated December 14, 1999**

the grantor's interest in the real property located in the County of Lincoln, State of Nevada described as follows:

See Exhibit "A" attached hereto and incorporated herein by reference.

The property is conveyed with all warranties of title (subject to each encumbrance, covenant, restriction, reservation and right-of-way of record), together with each and every tenement, hereditament, and appurtenance thereof.

The grantee(s), as Trustee(s) of the above-referenced Trust, may sell, encumber, or otherwise transfer said property, or any interest therein, and no person dealing with said Trustee(s) has any duty to inquire as to the terms of the Trust or as to the application of the proceeds from the sale, transfer, or encumbrance hereof.

The undersigned grantor, under penalties of perjury, declares that the actual consideration received for this conveyance was none.

DATED: MAR 27 2023

Grantor:

*Francis Connell* by  
*Micki Lynn Dunkerley* P.A.  
Francis Connell, by Micki Lynn Dunkerley,  
Power of Attorney

STATE OF NEVADA     )  
  ) ss.  
COUNTY OF CLARK    )

This document was acknowledged to before me on MAR 27 2023 by  
Micki Lynn Dunkerley.

  
\_\_\_\_\_  
NOTARY PUBLIC

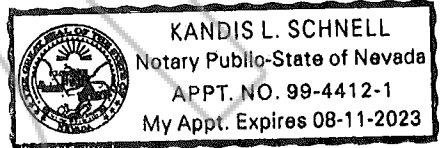


EXHIBIT "A"

That portion of the West Half of the Northwest Quarter of the Southwest Quarter of Section 30, Township 6 South, Range 61 East, Mt. Diablo Meridian, Nevada; together with any and all improvements thereon described as follows:

Beginning at the Southwest Corner of the West Half of the Northwest Quarter of the Southeast Quarter of said Section 30, thence Northerly along the West side of thereof a distance of 132 feet, thence Easterly a distance of 660 feet, thence Southerly a distance of 132 ft, thence Westerly along the South Line thereof a distance of 660 feet to the point of Beginning.



**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- (a) 011-180-04
- (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 & POA on file - AK

3. Total Value/Sales Price of Property

Deed in Lieu of Foreclosure Only (value of Property) ( \_\_\_\_\_ )

Transfer Tax Value \$ \_\_\_\_\_

Real Property Transfer Tax Due \$ \_\_\_\_\_

4. **If Exemption Claimed:**

a. Transfer Tax Exemption per NRS 375.090, Section 7

b. Explain Reason for Exemption: Transfer to/from 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: Micki Dunberley POA Capacity: Grantor

Signature: \_\_\_\_\_ Capacity: Grantee

**SELLER (GRANTOR) INFORMATION**

**(Required)**

Print Name: Francis Connell

Address: 2490 N. Walnut

City: Las Vegas

State: NV Zip: 89115

**BUYER (GRANTEE) INFORMATION**

**(Required)**

Print Name: The Connell Family Trust

Address: 2490 N. Walnut

City: Las Vegas

State: NV Zip: 89115

**Company/Person Requesting Recording (required if not seller or buyer)**

**Evans & Associates**  
**2400 S. Cimarron Rd. - Ste. 140**  
**Las Vegas, NV 89117**

Escrow #: \_\_\_\_\_

As a public record this form may be recorded/microfilmed