

LINCOLN COUNTY, NV **2023-164231**
\$37.00
RPTT:\$0.00 Rec:\$37.00 **04/19/2023 09:45 AM**
SMITH & SHAPIRO ATTORNEYS AT LAW - EST. 1955 KC
OFFICIAL RECORD
AMY ELMER, RECORDER E07

APN 005-251-28

APN _____

APN _____

Grant, Bargain, Sale Deed

Title of Document

Affirmation Statement

I, the undersigned hereby affirm that the attached document, including any exhibits, hereby submitted for recording **does not contain** the social security number, driver's license or identification card number, or any "Personal Information" (as defined by NRS 603A.040) of any person or persons. (Per NRS 239B.030)

_____ I, the undersigned hereby affirm that the attached document, including any exhibits, hereby submitted for recording **does contain** the social security number, driver's license or identification card number, or any "Personal Information" (as defined by NRS 603A.040) of a person or persons as required by law: _____
(State specific law)

Whitney Mogan Parralegal
Signature Title

Whitney Mogan
Print

4-14-23
Date

Grantees address and mail tax statement:
Timothy G. Bradley, Trustee
1680 Bridle Drive
Henderson, NV 89002

APN: 005-251-28

GRANT BARGAIN SALE DEED

THIS INDENTURE WITNESSETH: That TIMOTHY G. BRADLEY, Trustee of the ZTB TRUST, without consideration, does hereby Grant, Bargain, Sell and Convey to TB TRUST u/a/d 05/21/2008, TIMOTHY G. BRADLEY, Trustee, 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:

PARCEL 1G OF MERGER AND RESUBDIVISION OF PARCEL 1 (REVISED) OF PLAT BOOK C PAGE 13 AND PARCEL 3A OF PLAT BOOK B PAGE 479 AND PARCEL 2A OF PLAT BOOK B, PAGE 374, FOR RICHARD MOSER & ALLISON NEWLON, RECORDED NOVEMBER 03, 2003, IN PLAT BOOK C, PAGE 14 AS FILE NO. 121197, IN THE SE 1/4 SECTION 25, T.5 N., R.65 E., M.D.M., LINCOLN COUNTY, NEVADA.

PER N.R.S. 111.312, THIS LEGAL DESCRIPTION WAS PREVIOUSLY RECORDED AS DOCUMENT No. 2020-158133, ON FEBRUARY 28, 2020, IN THE OFFICE OF THE 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.
3. Powers of Trustee attached hereto as Exhibits "A" and "B" and by this reference incorporated herein.

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

GRANTEES ADDRESS: TIMOTHY G. BRADLEY, Trustee
1680 Bridle Drive
Henderson, NV 89002

Witness his hand this 5th day of April, 2023.

ZTB TRUST:

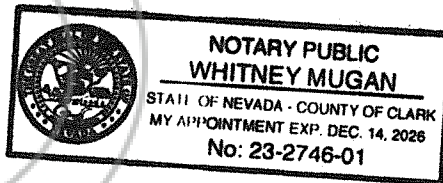
By: *Timothy G. Bradley*
TIMOTHY G. BRADLEY, Trustee

STATE OF NEVADA)
) ss.
COUNTY OF CLARK)

On this 5th day of April, 2023, before me, the undersigned, a Notary Public in and for said County of Clark, State of Nevada, personally appeared TIMOTHY G. BRADLEY, Trustee, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument, the person, or the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.

Whitney Mugan
Notary Public



Mail Tax Statements to:
TIMOTHY G. BRADLEY, Trustee
1680 Bridle Drive
Henderson, NV 89002

EXHIBIT "A"
POWERS OF TRUSTEE

TIMOTHY G. BRADLEY, Trustee, is hereby vested with complete powers of disposition of the real estate herein described, including the power to plat, sell, encumber, mortgage and convey as a whole or in parcels, and no person dealing with said Trustee shall be obligated to look beyond the terms of this instrument for power in the Trustee to sell, encumber, mortgage or convey, the real estate described herein.

Said Grantee is likewise hereby excused from any and all duties of diligence and responsibility respecting the propriety of any act of said Trustee purporting to be done under or by virtue of the terms of this issue.

This conveyance is made in Trust pursuant to and in accordance with the "**TB TRUST**" which was executed on May 21, 2008.

EXHIBIT "B"
POWERS OF TRUSTEE

TIMOTHY G. BRADLEY, Trustee, is hereby vested with complete powers of disposition of the real estate herein described, including the power to plat, sell, encumber, mortgage and convey as a whole or in parcels, and no person dealing with said Trustee shall be obligated to look beyond the terms of this instrument for power in the Trustee to sell, encumber, mortgage or convey, the real estate described herein.

Said Grantee is likewise hereby excused from any and all duties of diligence and responsibility respecting the propriety of any act of said Trustee purporting to be done under or by virtue of the terms of this issue.

This conveyance is made in Trust pursuant to and in accordance with the "**ZTB TRUST**" which was executed on May 21, 2008.

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number

- a) 005-251-28
- 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 RECORDER OPTIONAL USE ONLY	
Document/Instrument #:	_____
Book _____	Page: _____
Date of Recording:	_____
Notes:	Trusts on File- KC

3. Total Value/Sales Price of Property

Deed in Lieu of Foreclosure Only (value of property) \$ _____
 Transfer Tax Value: \$ _____
 Real Property Transfer Tax Due \$ _____ 0

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: *Trinity G. Brady*
 Signature: *Trinity G. Brady*

Capacity: _____ Grantor
 Capacity: _____ Grantee

**SELLER (GRANTOR) INFORMATION
(REQUIRED)**

Print Name: ZTB TRUST
 Address: 1680 Bridle Drive
 City: Henderson
 State: NV Zip: 89002

**BUYER (GRANTEE) INFORMATION
(REQUIRED)**

Print Name: TB TRUST
 Address: 1680 Bridle Drive
 City: Henderson
 State: NV Zip: 89002

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

Print Name: Smith & Shapiro, PLLC
 Address: 3333 E. Serene Ave. Suite 130
 City: Henderson State: NV
 Escrow #: _____
 Zip: 89074