



00011244202301642420040047

OFFICIAL RECORD
AMY ELMER, RECORDER

E07

APN: 008-031-32

When Recorded, Mail to:
Mail Tax Notices to:
Richard and Michelle Rankin
P.O. Box 458- 1095 Rankin Ranch
Alamo, NV 89001

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That RICHARD L. RANKIN and MICHELLE L. RANKIN, husband and wife, for good and other valuable consideration, do hereby Grant, Bargain, Sell and Convey to RICHARD RANKIN and MICHELLE RANKIN, Trustees of the MRK TRUST, dated April 10, 2023, as amended, or restated, or their successors, all of their right, title and interest in that real property situated in the County of Lincoln, State of Nevada, bounded and described as follows:

LEGAL DESCRIPTION: That portion of the Southwest Quarter (SW1/4) of the Southeast Quarter (SE1/4) of Section 8, Township 7 South, Range 61 East, M.D.B. & M, more particularly described as follows: Beginning at the Southwest Corner of Said Southeast Quarter (SE1/4); Then North 468 feet, Thence East 1128 feet; Thence South 468 feet; Thence West 1128 feet to the true point of beginning.

SUBJECT TO:

1. Taxes for the fiscal year.
2. Reservations, restrictions and conditions, if any; rights of way and easements either of record or actually existing on said premises.

Commonly known as: 1095 Rankin Road, Alamo, NV 89001

APN: 008-031-32

GRANTEES' ADDRESS: RICHARD RANKIN
and MICHELLE RANKIN
P.O. Box 458- 1095 Rankin Ranch
Alamo, NV 89001

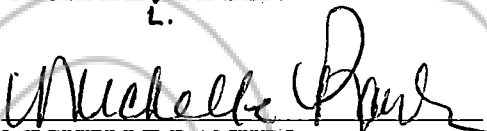
SUBJECT TO: Powers of Trustees attached hereto as Exhibit "A" and by this reference incorporated herein.

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

Witness their hands on April 10, 2023.



RICHARD RANKIN
L.




MICHELLE RANKIN
L.

STATE OF NEVADA)
) ss.
COUNTY OF CLARK)

On April 10, 2023, before me the undersigned, a Notary Public in and for the said County of Clark, State of Nevada, personally appeared RICHARD RANKIN and MICHELLE RANKIN personally known to me (or proved to me on the basis of satisfactory evidence) to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacity, and that by their signatures on the instrument, the persons, or the entity upon behalf of which the persons acted, executed the instrument.

WITNESS my hand and official seal.





Notary Public

EXHIBIT "A"
POWERS OF TRUSTEES

RICHARD RANKIN and **MICHELLE RANKIN**, Trustees, are 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 Trustees shall be obligated to look beyond the terms of this instrument for power in the Trustees to sell, encumber, mortgage or convey, the real estate described herein.

Said Grantees are likewise hereby excused from any and all duties of diligence and responsibility respecting the propriety of any act of said Trustees 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 **"MRK TRUST"** which was executed on **April 10, 2023**.

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
 a. 008-031-32
 b. _____
 c. _____
 d. _____

2. Type of Property:
- | | |
|---|--|
| a. <input 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 |
| i. <input checked="" type="checkbox"/> Other <u>rural mixed use</u> | |

FOR RECORDERS OPTIONAL USE ONLY	
Book _____	Page: _____
Date of Recording: _____	
Notes: <u>Trust on file - AK</u>	

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

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 [Handwritten Signature] Capacity: Receptionist for Tyrell Law, PLLC

Signature _____ Capacity: _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)
 Print Name: Richard L. & Michelle L. Rankin
 Address: PO Box 458-1095 Rankin Ranch
 City: Alamo
 State: NV Zip: 89001

BUYER (GRANTEE) INFORMATION
(REQUIRED)
 Print Name: MRK Trust
 Address: PO Box 458-1095 Rankin Ranch
 City: Alamo
 State: NV Zip: 89001

COMPANY/PERSON REQUESTING RECORDING (Required if not seller or buyer)
 Print Name: Tyrell Law, PLLC Escrow # _____
 Address: 1700 W. Horizon Ridge Pkwy SE, 2014
 City: Henderson State: NV Zip: 89012