

A.P.N.: 013-041-12
File No: 107-2663643 (TV)
R.P.T.T.: \$148.20

LINCOLN COUNTY, NV
\$185.20
RPTT:\$148.20 Rec:\$37.00
FIRST AMERICAN TITLE INSURANCE COMPANY
OFFICIAL RECORD
AMY ELMER, RECORDER

2023-164245

04/27/2023 04:05 PM

PLS=2 KC

When Recorded Mail To: Mail Tax Statements To:
Glenn Taylor
PO Box 444
Fountain Green, UT 84632

GRANT, BARGAIN and SALE DEED

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

Kent Clevenger and Lisa Clevenger, trustees of The You're Welcome Trust dated
3/2/2023

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

Glenn Taylor, a widower

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

SITUATE IN THE NORTH HALF (N 1/2) OF SECTION 3, TOWNSHIP 3 SOUTH, RANGE 67 EAST, M.D.B.& M., DESCRIBED AS FOLLOWS:

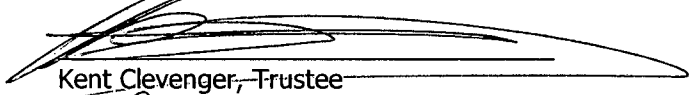
LOT 14 OF HIGHLAND KNOLLS AS SHOWN ON THE OFFICIAL MAP THEREOF RECORDED AUGUST 9, 1972 IN THE OFFICE OF THE COUNTY RECORDER OF LINCOLN COUNTY, NEVADA IN BOOK A OF PLATS, PAGE 100 AS FILE NO. 51895, LINCOLN COUNTY, NEVADA RECORDS.

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.

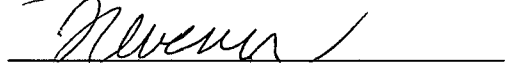
Subject to

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.

The You're Welcome Trust dated 3/2/2023



Kent Clevenger, Trustee



Lisa Clevenger, Trustee

Kent Clevenger,
Trustee

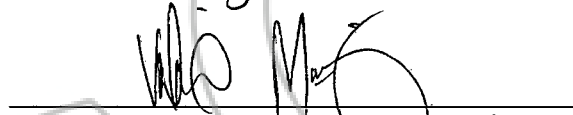
Lisa Clevenger,
Trustee

STATE OF **NEVADA**)

COUNTY OF **CLARK**)


SS.

This instrument was acknowledged before me on 04/24/2023 by
Kent Clevenger and Lisa Clevenger, Trustees



Notary Public

(My commission expires: 4/10/24)

 VALERIA MARTINEZ
NOTARY PUBLIC
STATE OF NEVADA
My Commission Expires: 04-06-24
Certificate No: 16-2249-1

This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed under Escrow No. 107-2663643.

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 013-041-12
- 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

Book _____ Page: _____
Date of Recording: _____
Notes: _____

- 3. a) Total Value/Sales Price of Property: \$38,000.00
- b) Deed in Lieu of Foreclosure Only (value of property) (\$ _____)
- c) Transfer Tax Value: \$38,000.00
- d) Real Property Transfer Tax Due \$148.20

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: _____ Capacity: Grantor
Signature: _____ Capacity: _____

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

Kent Clevenger and Lisa
Clevenger, trustees of The You're
Print Name: Welcome Trust dated 3/2/2023
Address: 2820 Chaucer St
City: Lv
State: NV Zip: 89135

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

Print Name: Glenn Taylor
Address: PO Box 444
City: Fountain Green
State: UT Zip: 84632

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

First American Title Insurance
Print Name: Company File Number: 107-2663643 TV/ TV
Address 9139 Russell Road, Ste 100
City: Las Vegas State: NV Zip: 89148

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