

A.P.N.: 013-180-10 and 013-180-07
File No: 107-2664594 (TV)
R.P.T.T.: \$390.00

LINCOLN COUNTY, NV **2023-164656**
\$427.00
RPTT:\$390.00 Rec:\$37.00 **05/17/2023 01:49 PM**
FIRST AMERICAN TITLE INSURANCE COMPANY #3 KC
OFFICIAL RECORD
AMY ELMER, RECORDER

When Recorded Mail To: Mail Tax Statements To:
The Vegas Valley Properties Living Trust dated December 3,
2018, Stephen Spruell, Trustee
3140 Palmdesert Way
Las Vegas, NV 89120

GRANT, BARGAIN and SALE DEED

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

Adam L. Parascandola and Stephanie L. Prete, Trustees of the Trixie Trust Dated 9/18/18

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

The Vegas Valley Properties Living Trust dated December 3, 2018, Stephen Spruell,
Trustee

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

PARCEL I:

THE SOUTHWESTERN PARCEL OF MAP, PARCEL NO. THREE (3) OF PARCEL MAP FOR MARK R. AND LINDA T. HOLT RECORDED AUGUST 01, 1995 IN PLAT BOOK A, PAGE 448 AS FILE NO. 103783 OF LINCOLN COUNTY, NEVADA RECORDS AND LOCATED IN THE NORTH HALF OF SECTION 15, TOWNSHIP 3 SOUTH, RANGE 67 EAST, MOUNT DIABLO MERIDIAN, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**BEGINNING AT A POINT FROM WHICH THE SOUTHEAST CORNER OF SAID SECTION 15 BEARS SOUTH 49° 15' 11" EAST 4,489.28';
THENCE SOUTH 0° 12' 07" EAST 329.50' TO A POINT MARKED BY A REBAR & CAP STAMPED PLS 6498;
THENCE SOUTH 89° 41' 33" WEST 625.26' TO A POINT MARKED BY A REBAR & CAP STAMPED PLS 6498;
THENCE NORTH 0° 12' 06" WEST 350.29' TO A POINT MARKED BY A REBAR & CAP STAMPED PLS 6498;
THENCE NORTH 89° 40' 29" EAST 586.70' TO A POINT MARKED BY A REBAR & CAP STAMPED PLS 6498;
THENCE ALONG A NON TANGENTIAL CONCAVE CURVE WITH A RADIUS OF 25 FT. HAVING A CHORD BEARING SOUTH 62° 02' 40" EAST 44.31' TO THE POINT OF BEGINNING.**

NOTE: THE ABOVE METES AND BOUND DESCRIPTION APPEARED PREVIOUSLY IN

THAT CERTAIN DOCUMENT RECORDED JANUARY 13, 2003 IN BOOK 169 PAGE 104 AS INSTRUMENT NO. 119299.

PARCEL II:

THE NORTH HALF OF SECTION 15, TOWNSHIP 3 SOUTH, RANGE 67 EAST, MOUNT DIABLO MERIDIAN, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL NO. ONE (1) OF PARCEL MAP FOR MARK R. AND LINDA T. HOLT RECORDED AUGUST 01, 1995 IN BOOK A, PAGE 448 AS FILE NO. 103783, IN THE OFFICE OF THE COUNTY RECORDER, LINCOLN COUNTY, NEVADA.

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.

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 013-180-10
- b) 013-180-07
- 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: \$100,000.00
- b) Deed in Lieu of Foreclosure Only (value of property) (\$ _____)
- c) Transfer Tax Value: \$100,000.00
- d) Real Property Transfer Tax Due \$390.00

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: *[Signature]*

Capacity: *Grantor*

Signature: _____

Capacity: _____

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

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

Print Name: Adam L. Parascandola and
Stephanie L. Prete, Trustees of
the Trixie Trust Dated 9/18/18

Print Name: The Vegas Valley
Properties Living Trust
dated December 3, 2018,
Stephen Spruell, Trustee

Address: 900 Winlock Vader Rd

Address: 3466 Duncan Lane

City: Winlock

City: Caliente

State: WA Zip: 98596

State: NV Zip: 89008

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

Print Name: First American Title Insurance
Company
Address 9139 Russell Road, Ste 100
City: Las Vegas

File Number: 107-2664594 TV/ TV
State: NV Zip: 89148

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