

A.P.N.: 006-041-39
File No: 107-2662717 (TV)
R.P.T.T.: \$351.00

LINCOLN COUNTY, NV **2023-164663**
\$388.00
RPTT:\$351.00 Rec:\$37.00 **05/22/2023 10:48 AM**
FIRST AMERICAN TITLE INSURANCE COMPANY BY 2 KC
OFFICIAL RECORD
AMY ELMER, RECORDER

When Recorded Mail To: Mail Tax Statements To:
Eric Gabriel Roth
5355 Rod Ct #203
LV, NV 89122

GRANT, BARGAIN and SALE DEED

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

David Verlin Eugene Raynor who acquired title as David Raynor, trustee of the David Raynor Living Trust dated June 16, 2016

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

Eric Gabriel Roth, an unmarried man

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

THE EAST ONE-HALF (E 1/2) OF THE NORTHWEST ONE-QUARTER (NW 1/4) OF GOVERNMENT LOT 12 IN SECTION 2, TOWNSHIP 4 NORTH, RANGE 67 EAST, M.D.B. & M., 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.

David Raynor Living Trust dated June 16, 2016

David Verlin Eugene Raynor

David Verlin Eugene Raynor, Trustee

STATE OF **NEVADA**)
)
) **SS.**
COUNTY OF **CLARK**)


This instrument was acknowledged before me on 4/19/23 by David Verlin Eugene Raynor

Roxana Fierro

[Signature]

Notary Public

(My commission expires: 8-26-26)

 ROXANA FIERRO
NOTARY PUBLIC
STATE OF NEVADA
My Commission Expires: 08-26-26
Certificate No: 06-104290-1

06-104290-1

This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed under Escrow No. 107-2662717.

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
 a) 006-041-39
 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: \$90,000.00
 b) Deed in Lieu of Foreclosure Only (value of property) (\$ _____)
 c) Transfer Tax Value: \$90,000.00
 d) Real Property Transfer Tax Due \$351.00

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: David Verlin Eugene Raynor
 Signature: _____

Capacity: Grantor
 Capacity: _____

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

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

David Verlin Eugene Raynor,
 trustee of the David Raynor Living
 Print Name: Trust dated June 16, 2016
 Address: 143 LINDEN GOLF ST HND 89012
 City: HENDERSON
 State: NEVADA Zip: 89012

Print Name: Eric Gabriel Roth
 Address: 5355 Red Ct #203
 City: LV
 State: NV Zip: 89122

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

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

File Number: 107-2662717 TV/ TV
 State: NV Zip: 89148

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