

LINCOLN COUNTY, NV

2023-164873

\$37.00

RPTT:\$0.00 Rec:\$37.00

06/13/2023 03:15 PM

ESCOBAR & ASSOCIATES LAW FIRM, LTD. Pgs=3 AK

OFFICIAL RECORD

AMY ELMER, RECORDER

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RECORDING COVER PAGE

APN: 010-181-03

TITLE OF DOCUMENT

GRANT, BARGAIN, SALE DEED TO TRUSTEE

RECORDING REQUESTED BY:

Escobar & Associates, Law Firm LTD

RETURN TO: Name Escobar & Associates, Law Firm LTD

Address : 150 N. Durango Dr. Suite 230

City/State/Zip: Las Vegas, NV 89145

MAIL TAX STATEMENT TO:

Name: Richard and Dalene James

Address: 578 Pala Mesa Court

City/State/Zip: Las Vegas, NV 89123

This page provides additional information required by NRS 111.312 Sections 1-2.

An additional recording fee of \$1.00 will apply.

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P:\Common\Forms & Notices\Cover Page Template Feb2014

APN: 010-181-03

**RECORDED BY AND MAIL
TAX STATEMENTS TO:**

Richard and Dalene James
578 Pala Mesa Court
Las Vegas, NV 89123

GRANT, BARGAIN, SALE DEED TO TRUSTEE

For NO CONSIDERATION, RICHARD F. JAMES and DALENE JAMES, Husband and Wife as joint tenants, hereby do hereby GRANT, BARGAIN, SALE and CONVEY to RICHARD F. JAMES and DALENE JAMES, Trustees of the JAMES FAMILY TRUST Dated March 29, 2023, any all interest of the grantors in and to the following described real property situated in Lincoln County, Nevada, and more particularly described as follows:

R55E, T3S, Sec. 36, Sunset Acres Track 2 Lot 14

Assessor's Parcel No.: 010-181-03

Property Description: 4.74 Acres +/- in 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.

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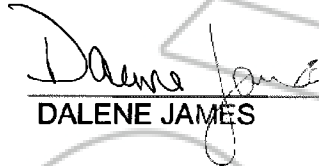
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TOGETHER with all tenements, hereditaments and appurtenances, including easements and water rights, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof.

WITNESS our hand this 29 day of March, 2023.



RICHARD F. JAMES

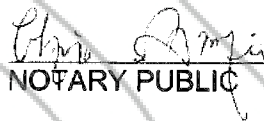


DALENE JAMES

STATE OF NEVADA)
) : ss
COUNTY OF CLARK)

On this 29 day of March 2023, before me, a notary public, personally appeared RICHARD F. JAMES and DALENE JAMES known to me to be the person whose name is subscribed to the within instrument and acknowledged to me that they executed the same.





NOTARY PUBLIC

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
a. 010-181-03
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'S OPTIONAL USE ONLY

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

3. a. Total Value/Sales Price of Property \$ 0.00
b. Deed in Lieu of Foreclosure Only (value of property) (_____)
c. Transfer Tax Value: \$ 0.00
d. Real Property Transfer Tax Due \$ \$0.00

4. **If Exemption Claimed:**
a. Transfer Tax Exemption per NRS 375.090, Section 7
b. Explain Reason for Exemption: Transfer without consideration to 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: *Richard F. James*

Capacity: Counsel of Grantor

Signature: _____

Capacity: _____

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

Print Name: Richard F. James & Dalene James
Address: 578 Pala Mesa Court
City: Las Vegas
State: NV Zip: 89123

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

Print Name: Richard F. James & Dalene James
Address: 578 Pala Mesa Court
City: Las Vegas
State: NV Zip: 89123

COMPANY REQUESTING RECORDING

Print Name: Escobar & Associates
Address: 150 N Durango Dr. Ste 230
City: Las Vegas

Escrow #: n/a

State: NV Zip: 89145