

LINCOLN COUNTY, NV **2023-165378**
 \$875.50
 RPTT:\$838.50 Rec:\$37.00 **06/27/2023 03:02 PM**
 FIRST AMERICAN TITLE INSURANCE COMPANY
 OFFICIAL RECORD
 AMY ELMER, RECORDER

A.P.N. No.:	004-132-13
R.P.T.T.	\$ 838.50
File No.:	2045039
Recording Requested By:	
Stewart Title and First American Title	
Mail Tax Statements To:	Same as below
When Recorded Mail To:	
Nicholas F. Graves	
P.O. Box 2541	
Overton, NV 89040	

2649719

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That **Lexi Holdings LLC, a Nevada limited liability company**

for valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to

Nicholas F. Graves and Rose M. Graves, husband and wife as joint tenants with right of survivorship,

all that real property situated in the County of Lincoln, State of Nevada, bounded and described as follows:

See Exhibit "A" attached hereto and made a part hereof.

*SUBJECT TO:

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

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and any reversions, remainders, rents, issues or profits thereof.

Dated: 6/20/2023

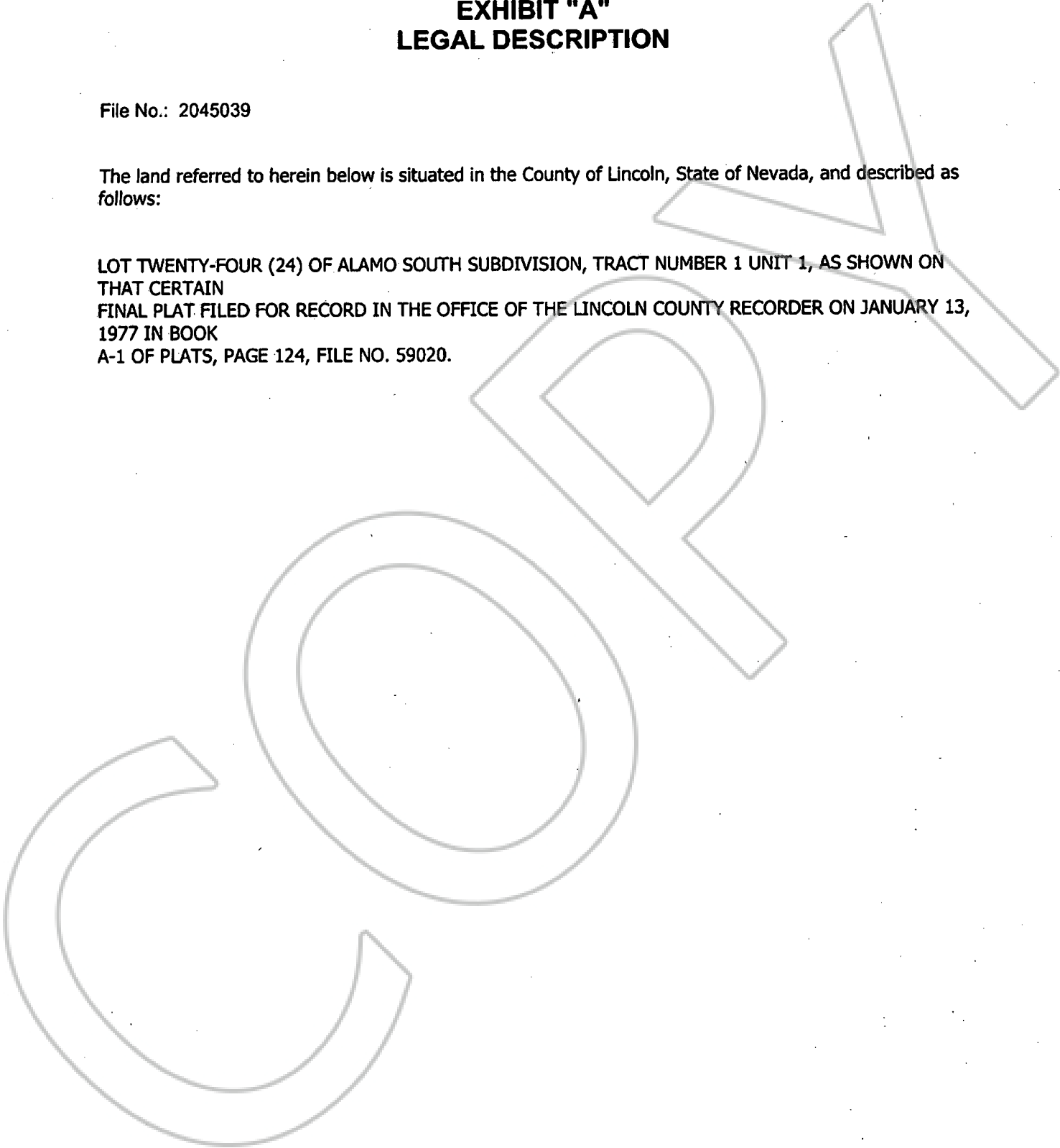
SIGNATURES AND NOTARY ON PAGE 2
 THIS GRANT BARGAIN SALE DEED MAY BE SIGNED IN COUNTERPART.

**EXHIBIT "A"
LEGAL DESCRIPTION**

File No.: 2045039

The land referred to herein below is situated in the County of Lincoln, State of Nevada, and described as follows:

LOT TWENTY-FOUR (24) OF ALAMO SOUTH SUBDIVISION, TRACT NUMBER 1 UNIT 1, AS SHOWN ON THAT CERTAIN FINAL PLAT FILED FOR RECORD IN THE OFFICE OF THE LINCOLN COUNTY RECORDER ON JANUARY 13, 1977 IN BOOK A-1 OF PLATS, PAGE 124, FILE NO. 59020.



**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)

- a) 004-132-13
- 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
- Other _____

FOR RECORDERS OPTIONAL USE ONLY	
Book _____	Page: _____
Date of Recording: _____	
Notes: _____	

- 3. a. Total Value/Sales Price of Property \$ 215,000.00
- b. Deed in Lieu of Foreclosure Only (value of property) (_____)
- c. Transfer Tax Value: \$ 215,000.00
- d. Real Property Transfer Tax Due \$ 838.50

4. If Exemption Claimed:

- a. Transfer Tax Exemption per NRS 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 _____ Grantee _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: Lexi Holdings LLC, a Nevada limited liability company

Address: 4285 N. Rancho Rd., ste 100

City: Las Vegas

State: NV Zip: 89130

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Nicholas F. Graves and Rose M. Graves

Address: P.O. Box 2541

City: Overton

State: NV Zip: 89040

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

Print Name: Stewart Title Company Escrow # 2045039

Address: 7251 W Lake Mead Blvd, Suite 350

City: Las Vegas State: NV Zip: 89128

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED

*First American Title
10000 W. Charleston Blvd. #180
Las Vegas NV 89135*