

LINCOLN COUNTY, NV

2023-165447

\$641.50

RPTT:\$604.50 Rec:\$37.00 **07/17/2023 08:04 AM**

FIRST AMERICAN TITLE INSURANCE COMPANY 3 AK

OFFICIAL RECORD

AMY ELMER, RECORDER

APN/Parcel ID(s): 004-132-09

Order No.: 233459-007-NFT

WHEN RECORDED MAIL TO and MAIL TAX STATEMENTS TO:

Randal K. Mitte and Sarah J. Mitte
255 Theresa Lane
Alamo, NV 89001

SPACE ABOVE THIS LINE FOR RECORDER'S USE

2665519

GRANT, BARGAIN AND SALE DEED

R.P.T.T \$604.50

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

Brandyn Minick, An Unmarried Man,

do(es) hereby GRANT, BARGAIN AND SELL to

Randal K. Mitte and Sarah J. Mitte, Husband and Wife as Joint Tenants

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

FOR LEGAL DESCRIPTION OF THE REAL PROPERTY, SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

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.

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

SIGNATURE AND NOTARY ACKNOWLEDGMENT FOR
GRANT BARGAIN SALE DEED

Dated: 7-11-23



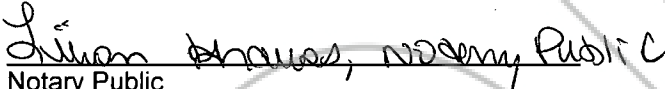
Brandyn Minick

State of ~~NEVADA~~ Arizona

County of ~~LINCOLN~~ Pinal

This instrument was acknowledged before me on this 11th day of July,
2023, by

Brandyn Minick


Notary Public

[SEAL]

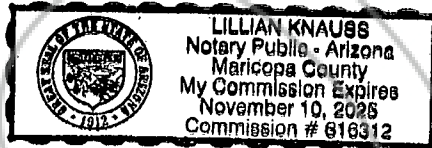
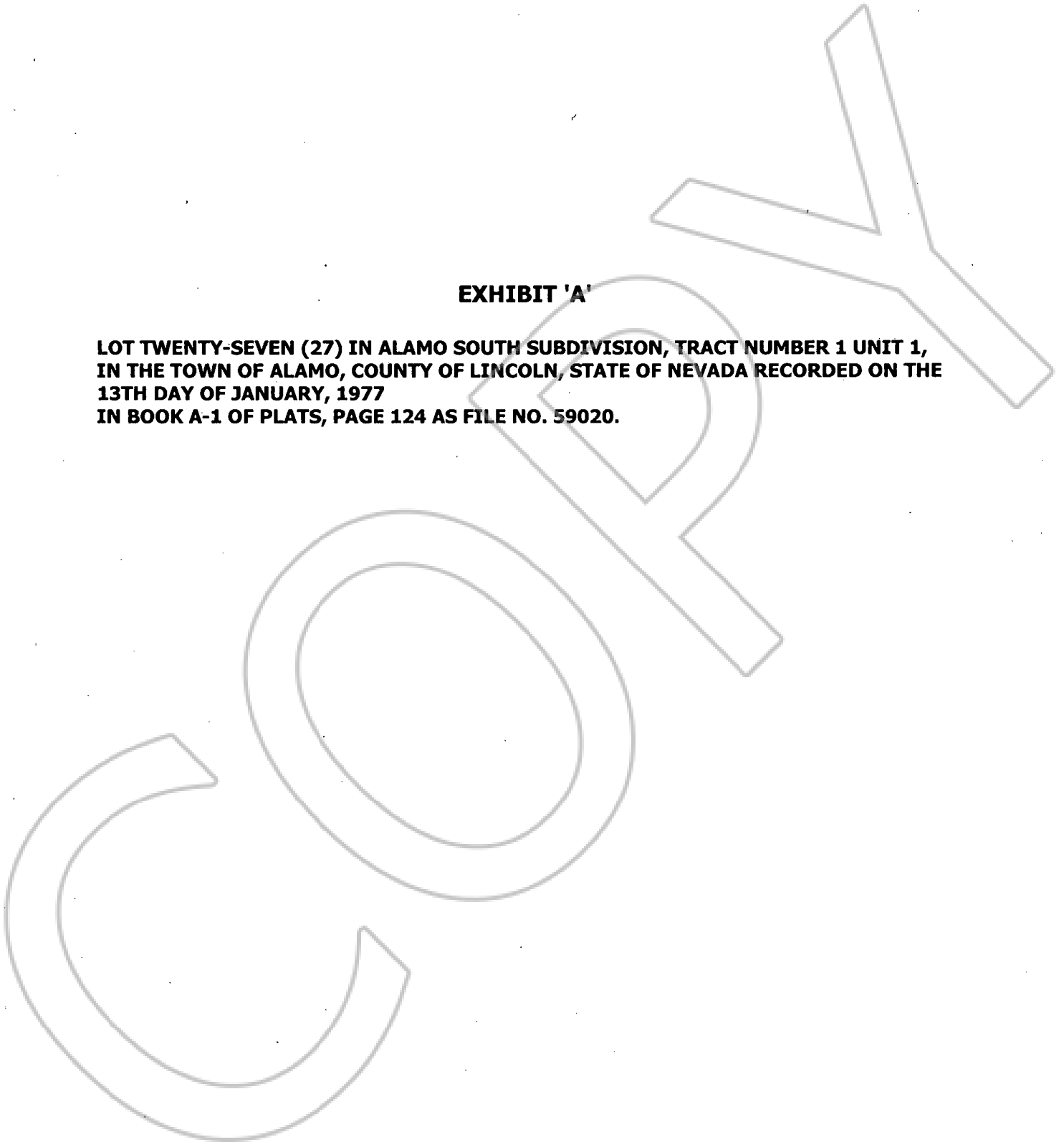


EXHIBIT 'A'

**LOT TWENTY-SEVEN (27) IN ALAMO SOUTH SUBDIVISION, TRACT NUMBER 1 UNIT 1,
IN THE TOWN OF ALAMO, COUNTY OF LINCOLN, STATE OF NEVADA RECORDED ON THE
13TH DAY OF JANUARY, 1977
IN BOOK A-1 OF PLATS, PAGE 124 AS FILE NO. 59020.**



STATE OF NEVADA
DECLARATION OF VALUE

2666519

- 1. Assessor's Parcel Number(s)
 - a. 004-132-09
 - 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 \$ 155,000.00
- b. Deed in Lieu of Foreclosure Only (value of property) (_____)
- c. Transfer Tax Value: \$ 155,000.00
- d. Real Property Transfer Tax Due \$ 604.50

4. **If Exemption Claimed:**

- a. Transfer Tax Exemption per NRS 375.090, Section NONE
- b. Explain Reason for Exemption: _____

5. Partial Interest: Percentage being transferred: 100.00%

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)

BUYER (GRANTEE) INFORMATION (REQUIRED)

Print Name: Brandyn Minick

Address: 2505 E Dulcinea Trail

City: Casa Grande

State: AZ Zip: 85194

Print Name: Randal K. Mitte and Sarah J. Mitte

Address: 255 Theresa Lane

City: Alamo

State: NV Zip: 89001

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

Print Name: Fidelity National Title Agency of Nevada, Inc. Escrow # 233459-007

Address: 736 W. Pioneer Blvd., Suite 101

City: Mesquite State: NV Zip: 89027

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED

*Just American Title
10000 W. Charleston Drive
Las Vegas NV 89135 #180*