

LINCOLN COUNTY, NV

2023-165477

\$37.00

RPTT:\$0.00 Rec:\$37.00

07/24/2023 03:13 PM

LEE KIEFER & PARK

Pgs=4 AK

OFFICIAL RECORD

AMY ELMER, RECORDER

E07

RECORDING COVER PAGE

(Must be typed or printed clearly in BLACK ink only
and avoid printing in the 1" margins of document)

APN# 01-073-14

(11 digit Assessor's Parcel Number may be obtained at:
<http://redrock.co.clark.nv.us/assrealprop/owner.aspx>)

TITLE OF DOCUMENT
(DO NOT Abbreviate)

Grant, Bargain, Sale Deed

Document Title on cover page must appear EXACTLY as the first page of the document
to be recorded.

RECORDING REQUESTED BY:

Lee Kiefer & Park, LLP

RETURN TO: Name Lee Kiefer & Park, LLP

Address 1140 N. Town Center Drive, Suite 200

City/State/Zip Las Vegas, NV 89144

MAIL TAX STATEMENT TO: (Applicable to documents transferring real property)

Name Kathleen L. Roe Trust c/o Kelly Roe Parker, Trustee

Address 525 Elworth Path

City/State/Zip Austin, TX 78738

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

To print this document properly, do not use page scaling.

P:\Common\Forms & Notices\Cover Page Template Oct2017

APN: 01-073-14

Recording Requested by:
Lee Kiefer and Park
1140 N. Town Center Dr., Ste 200
Las Vegas, NV 89144

Mail recorded deed to:
Kathleen L. Roe Trust
c/o Kelly Roe Parker, Trustee
525 Elworth Path
Austin, TX 78738

SPACE ABOVE THIS LINE FOR RECORDER'S USE

GRANT, BARGAIN, SALE DEED

Conveyance to Trustee of Trust without Consideration

By this instrument, for no consideration, Kathleen Louise Roe ("Grantor"), an unmarried woman, does hereby GRANT, BARGAIN, SELL and CONVEY to Kelly Roe Parker, Trustee of the Kathleen L. Roe Trust under the Roe Family Trust dated August 26, 1996, and any amendments thereto ("Grantee"), all of Grantor's right, title and interest as a tenant in common in and to the real property located in County of Lincoln, Town of Pioche, State of Nevada, described on Exhibit A, attached hereto and incorporated herein by this reference, which real property is commonly known as 643 McCannon Street, Pioche, Nevada, 89043.

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 and assessments for the current fiscal year.
2. Covenants, conditions, restrictions, reservations, rights, rights of way, encumbrances, liens, easements and other matters now of record.

[SEE NEXT PAGE FOR SIGNATURE AND NOTARY ACKNOWLEDGEMENT]

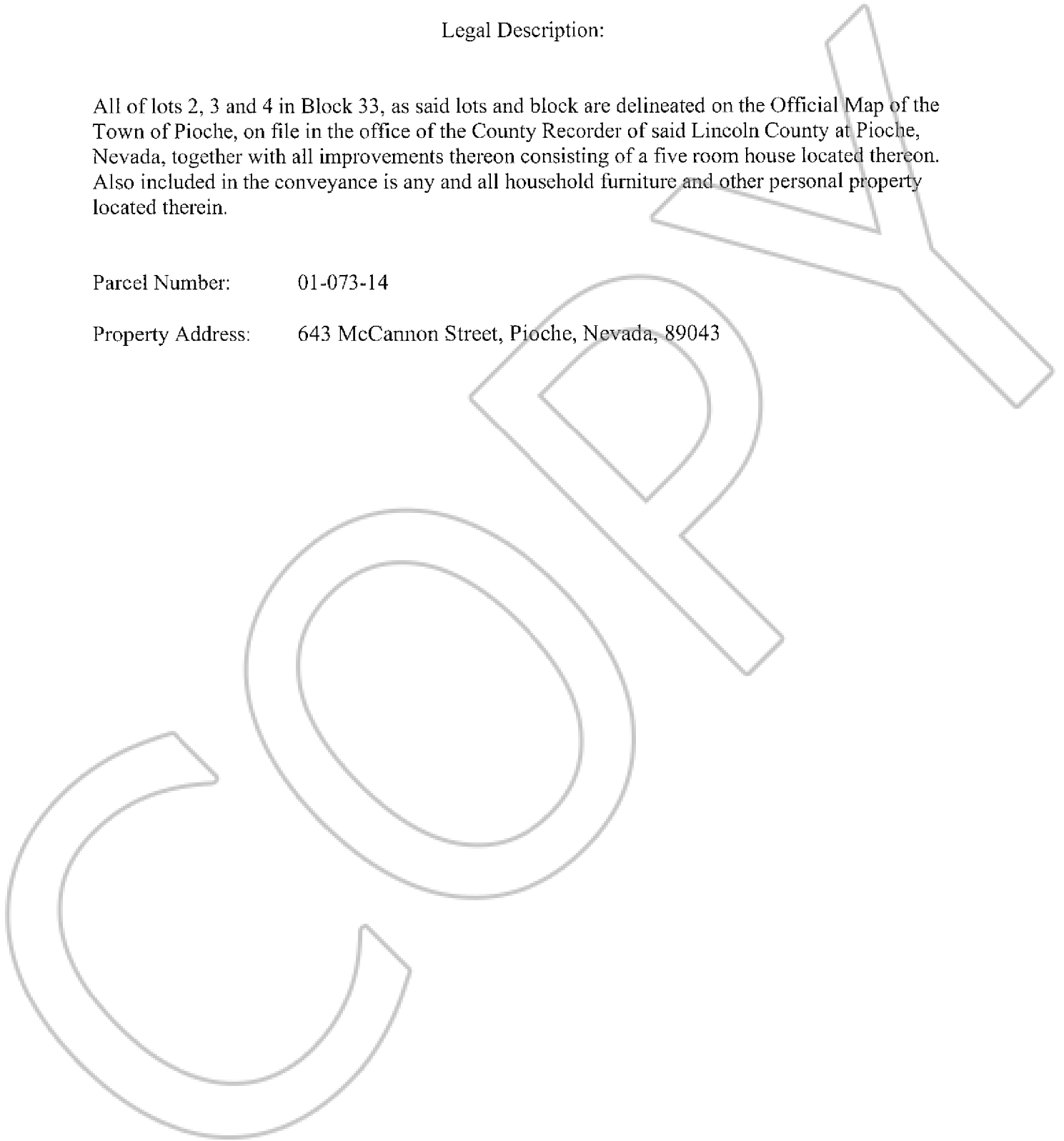
EXHIBIT "A"

Legal Description:

All of lots 2, 3 and 4 in Block 33, as said lots and block are delineated on the Official Map of the Town of Pioche, on file in the office of the County Recorder of said Lincoln County at Pioche, Nevada, together with all improvements thereon consisting of a five room house located thereon. Also included in the conveyance is any and all household furniture and other personal property located therein.

Parcel Number: 01-073-14

Property Address: 643 McCannon Street, Pioche, Nevada, 89043



The undersigned does execute this Grant, Bargain, Sale Deed and certifies and says under penalties of perjury that the contents hereof are true.

Kathleen Louise Roe

By 
Kelly Roe Parker, as Agent/Attorney-in-Fact
for Kathleen Louise Roe

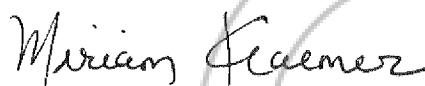
07-21-2023
Date

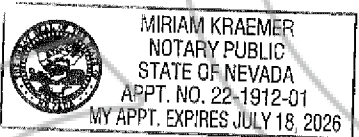
Kelly Roe Parker, as Agent/Attorney-in-Fact
for Kathleen Louise Roe

STATE OF NEVADA
COUNTY OF CLARK

ss.
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This instrument was acknowledged before me by Kelly Roe Parker on July 21, 2023.


NOTARY PUBLIC



STATE OF NEVADA
DECLARATION OF VALUE

1. Assessor Parcel Number(s)
a. 01-073-14
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: <u>Trust on File - AK</u> | |

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

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

5. Partial Interest: Percentage being transferred: 16.67 %
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: KATHLEEN L. ROE BY Capacity: Grantor
Kelly Parker AS AGENT
Signature: Kelly Parker Capacity: Grantee

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: Kathleen L. Roe (by Kelly Roe Parker, Agent)
Address: 6663 Casa Linda Dr.
City/State/Zip: Las Vegas, NV 89103

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Kelly Roe Parker, Trustee
Address: 525 Elworth Path
City/State/Zip: Austin, TX 78738

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

Print Name: Lee Kiefer & Park Escrow # _____
Address: 1140 N. Town Center Dr., Ste 200
City: Las Vegas State: NV Zip: 89144