

LINCOLN COUNTY, NV

2023-165848

\$278.80

RPTT:\$241.80 Rec:\$37.00 **08/10/2023 07:49 AM**

FIRST AMERICAN TITLE INSURANCE COMPANY 3 AK

OFFICIAL RECORD

AMY ELMER, RECORDER

APN NO.: 001-250-27

RECORDING REQUESTED BY:

Equity Title of Nevada

WHEN RECORDED MAIL TO:

Andrew Riddle and Tari S. Riddle

1592 Bermuda Dunes Drive

Boulder City, NV 89005

MAIL TAX STATEMENTS TO:

SAME AS ABOVE

Affix RPTT: \$ 241.80

ESCROW NO.: 23-ADC-32125

2667110

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH THAT:

Jennifer Pytko, Trustee of The Simile Trust dated November 9, 2010

for a valuable consideration, the receipt of which is hereby acknowledged, do hereby Grant, Bargain Sell and convey to

Andrew Riddle and Tari S. Riddle, husband and wife, as joint tenants

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

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

TOGETHER WITH all and singular the tenements, hereditaments and appurtenances thereunto belonging to in anywise appertaining.

SUBJECT TO:

1. General and special taxes for the current fiscal year.
2. Covenants, conditions, restrictions, rights of way, easements and reservations of record.

SELLER:

The Simile Trust dated November 9, 2010

By: Jennifer Pytko

Jennifer Pytko, Trustee

STATE OF NEVADA
COUNTY OF CLARK Lincoln

This instrument was acknowledged before me on this 7th day of August,
2023 by Jennifer Pytko, Trustee of The Simile Trust dated November 9, 2010.

Alyson Long
Signature of notarial officer

My Commission Expires: March 17, 2024

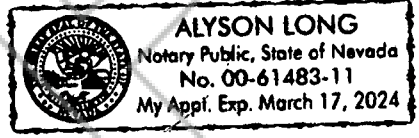


EXHIBIT 'A'

A PORTION OF THE NORTHWEST QUARTER (NW 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 14, TOWNSHIP 1 NORTH, RANGE 67 EAST, M.D.B. & M., MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL 2 AS SHOWN ON THAT CERTAIN PARCEL MAP RECORDED MAY 19, 2006 IN THE OFFICE OF THE COUNTY RECORDER OF LINCOLN COUNTY, NEVADA IN BOOK C OF PLATS, PAGE 209 AS FILE NO. 126539, LINCOLN COUNTY, NEVADA RECORDS.

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)

- a) 001-250-27
- 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 RECORDER'S OPTIONAL USE ONLY	
Book: _____	Page: _____
Date of Recording: _____	
Notes:	

- 3. a) Total Value/Sales Price of Property **\$ 62,000.00**
- b) Deed in Lieu of Foreclosure Only (value of property) (_____)
- c) Transfer Tax Value: **\$ 62,000.00**
- d) Real Property Transfer Tax Due **\$ 241.80**

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: Agent

Signature: _____ Capacity: _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: **Jennifer Pytko, Trustee of The Simile Trust dated November 9, 2010**
Address: 9850 South Maryland Parkway, 127
City: Las Vegas
State: NV Zip: 89183

Print Name: **Andrew Riddle and Tari S. Riddle**
Address: 1592 Bermuda Dunes Drive
City: Boulder City
State: NV Zip: 89005

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

Print Name: **Equity Title of Nevada**
Address: **2475 Village View Drive, Suite 250**
City, State & Zip: **Henderson, NV 89074**

Escrow #: **23-ADC-32125**

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED

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