

LINCOLN COUNTY, NV

2023-165861

\$76.00

RPTT:\$39.00 Rec:\$37.00

08/14/2023 02:36 PM

COW COUNTY TITLE CO.

Pgs=2 KC

OFFICIAL RECORD

AMY ELMER, RECORDER

<b>A.P.N. No.:</b>	010-123-08 and 010-123-09
<b>R.P.T.T.</b>	\$39.00
<b>Escrow No.:</b>	86271
<b>Recording Requested By:</b>	
Cow County Title Co.	
<b>Mail Tax Statements To:</b>	<i>Same as below</i>
<b>When Recorded Mail To:</b>	
MATTHEW BIALKO and KRISTY LYNN BIALKO	
4716 West Lake Drive	
Holland, MI 49423	

### GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That **DORMANT ACRES, LLC**, a Nevada Limited Liability Company for valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to **MATTHEW BIALKO and KRISTY LYNN BIALKO, husband and wife as Joint Tenants**, all that real property situated in the County of Lincoln, State of Nevada, bounded and described as follows:

All that certain real property situate in the County of Lincoln, State of Nevada, described as follows:

That portion of the South Half (S1/2) of Section 30, Township 3 South, Range 55 East, M.D.B. & M., more particularly described as follows:

Lot 1 and Lot 9 in Block VI of LINCOLN ESTATES SUBDIVISION recorded June 5, 1970 in the Office of the County Recorder of Lincoln County, Nevada in Book A of Plats, page 79 as File No. 49097, Lincoln County, Nevada records.

ASSESSOR'S PARCEL NUMBER FOR 2023 - 2024: 010-123-08  
010-123-09


**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: 8/3/23

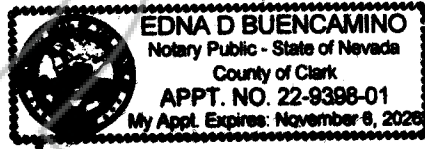
DORMANT ACRES, LLC,  
a Nevada Limited Liability Company

  
\_\_\_\_\_  
MARCUS HERMAN  
Managing Member

State of NEVADA )  
County of CLARK ) ss.

This instrument was acknowledged before me on the 3RD day of August, 2023  
By: MARCUS HERMAN as Managing Member of DORMANT ACRES, LLC, a Nevada Limited Liability Company.

Signature:   
\_\_\_\_\_  
Notary Public EDNA D. BUENCAMINO  
Expiration Date: 11-08-2026



**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)  
 a) 010-123-08  
 b) 010-123-09  
 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 \_\_\_\_\_

<b>FOR RECORDER'S OPTIONAL USE ONLY</b>	
Book: _____	Page: _____
Date of Recording: _____	
<b>Notes:</b> _____	

3. Total Value/Sale Price of Property \$10,000.00  
 Deed in Lieu of Foreclosure Only (value of Property) ( \_\_\_\_\_ )  
 Transfer Tax Value: \_\_\_\_\_ \$10,000.00  
 Real Property Transfer Tax Due: \_\_\_\_\_ \$39.00

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 \_\_\_\_\_ Capacity Grantor  
 MARCUS HERMAN as Managing Member of DORMANT ACRES, LLC, a Nevada Limited Liability Company

Signature  \_\_\_\_\_ Capacity Grantee  
 MATTHEW BIALKO

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

Print Name: DORMANT ACRES, LLC, a Nevada Limited Liability Company  
 Address: 4780 W. Ann Road #5-410  
 City: North Las Vegas  
 State: NV Zip: 89031

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

Print Name: MATTHEW BIALKO and KRISTY LYNN BIALKO  
 Address: 4716 West Lake Drive  
 City: Holland  
 State: MI Zip: 49423

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

Print Name: Cow County Title Co. Escrow #: 86271  
 Address: 761 S. Raindance Drive  
 City: Pahump State: NV Zip: 89048