LINCOLN COUNTY, NV

2023-165878

\$107.20

RPTT:\$70.20 Rec:\$37.00

OFFICIAL RECORD

08/21/2023 07:57 AM

MESQUITE TITLE COMPANY

AMY ELMER, RECORDER

Pgs=2 AK

A.P.N.: 004-164-17 Order No. 20264 R.P.T.T. \$70.20

RECORDING REQUESTED BY:

Mesquite Title Company

Chad Aaron & Sarah Emalee Charles

MA P.O. Box 64624 Alamo, NV 89001

MAIL DOCUMENT & TAX STATEMENT TO:

GRANT, BARGAIN and SALE DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, Gerald H. Wilson and Mary L. Wilson, Trustees of Gerald & Mary Wilson Living Trust dated March 5, 2004

do(es) hereby GRANT, BARGAIN and SELL to Chad Aaron Charles and Sarah Emalee Charles, husband and wife as joint tenants

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

SEE ATTACHED EXHIBIT "A" LEGAL DESCRIPTION

SUBJECT

TO:

1. Taxes for the current fiscal year.

2. Covenants, conditions, restrictions, reservations, rights of way and easements of record.

TOGETHER with all tenements, hereditaments and appurtenances thereunto belonging or appertaining.

Date: % 2023

Gerald & Mary Wilson Living Trust dated

March 5, 2004

Gerald H. Wilson,

Marý L. Wilson/Trustee

STATE OF Whan

iss.

COUNTY OF Washington

On the Aug. 16, 2023, personally appeared before me, Gerald H. Wilson and Mary L. Wilson, Trustees of Gerald & Mary Wilson Living Trust dated March 5, 2004, the signers of the within instrument who duly acknowledged to me that they executed the same.

JOEEN WILSON Notary Public State Of Utah My Commission Expires 06-08-2027 COMMISSION NO. 730981

My Commission Expires:

EXHIBIT "A" Legal Description

Lot Fourteen (14) in Block 3 of ALAMO WEST SUBDIVISION - PHASE II, as shown by map thereof filed in Book A of Plats, Page 392, recorded October 15, 1993, as Document. No. 101044, of Official Records in the office of the County Recorder, Lincoln County, Nevada.



STATE OF Nevada DECLARATION OF VALUE 1. Assessor Parcel Number(s) a) 004-164-17 b) c) d) 2. Type of Property: RECORDERS FOR OPTIONAL USE ONLY a. Vacant Land d. 2-4 Plex c. Condo. Twnhse f. Comm'l/Ind'l e. Apt. Bldg Book: Page: h. Mobile Home Agricultural Date of Recording: Other Notes: 3. a. Total Value/Sales Price of Property: \$18,000.00 (0.00)b. Deed in Lieu of Foreclosure Only(value of property): \$18,000.00 c. Transfer Tax Value: d. Real Property Transfer Tax Due \$70.20 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. Capacity Grantor's Agent Signature / 3 Signature Capacity Grantee's Agent **SELLER (GRANTOR) INFORMATION BUYER (GRANTEE) INFORMATION** (REQUIRED) (REQUIRED) Gerald H. & Mary L. Wilson, Trustees Chad Aaron & Sarah Emalee Charles Print Name: By: Annie M. Frehner, Agt. Print Name: By: Annie M. Frehner, Agt. Address: 805 South River Rd., #1 Address: P.O. Box 624 City: St. George City: Alamo State: Utah Zip:84790 State: Nevada Zip:89001

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)

Escrow #: 20264

State: NV **Zip:** 89027

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

Print Name: Mesquite Title Company

Address: 840 Pinnacle Ct. Building 3

City: Mesquite