

LINCOLN COUNTY, NV

2023-165958

\$37.00

RPTT:\$0.00 Rec:\$37.00

09/18/2023 08:14 AM

SMITH & SHAPIRO ATTORNEYS AT LAW - ESPEY AK

OFFICIAL RECORD

AMY ELMER, RECORDER

E07

APN 010-122-14

APN \_\_\_\_\_

APN \_\_\_\_\_

# GRANT BARGAIN SALE DEED

## Title of Document

## Affirmation Statement

   I, the undersigned hereby affirm that the attached document, including any exhibits, hereby submitted for recording **does not contain** the social security number, driver's license or identification card number, or any "Personal Information" (as defined by NRS 603A.040) of any person or persons. (Per NRS 239B.030)

\_\_\_\_\_ I, the undersigned hereby affirm that the attached document, including any exhibits, hereby submitted for recording **does contain** the social security number, driver's license or identification card number, or any "Personal Information" (as defined by NRS 603A.040) of a person or persons as required by law: \_\_\_\_\_

(State specific law)

   \_\_\_\_\_  
Signature Title  
*Paralegal*

Kayleigh Robinson

Print

09/13/2023

Date

## Grantees address and mail tax statement:

Howard A. Hopinson II, Trustee

375 N. Stephanie Street

Henderson, NV 89014

APN: 010-122-14

## GRANT BARGAIN SALE DEED

THIS INDENTURE WITNESSETH: That HOWARD A HOPKINSON II, without consideration, does hereby Grant, Bargain, Sell and Convey to HOWARD A. HOPKINSON II, Trustee of the BZB FAMILY TRUST, dated August 30, 2023, as amended, or restated, or his successors, all of his right, title and interest in that real property situated in the County of Lincoln, State of Nevada, bounded and described as follows:

That portion of the South Half (½) of Section 30, Township 3 South, Range 55 East, M.D.B.&M., more particularly described as follows:

Lot 7 in Block IV 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.

PER N.R.S. 111.312, THIS LEGAL DESCRIPTION WAS PREVIOUSLY RECORDED AS DOCUMENT No. 0151203, ON APRIL 25, 2017, IN THE OFFICE OF THE RECORDER OF LINCOLN COUNTY, NEVADA.

SUBJECT TO: 1. Powers of Trustee attached hereto as Exhibit "A" and by this reference incorporated herein.

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in any wise appertaining.

GRANTEES ADDRESS: Howard A. Hopkinson II, Trustee  
375 N. Stephanie Street  
Henderson, NV 89014

Witness his hand this 13<sup>th</sup> day of September, 2023.

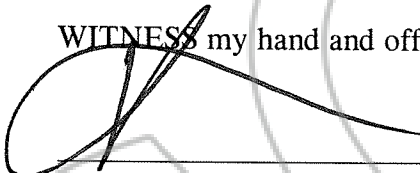
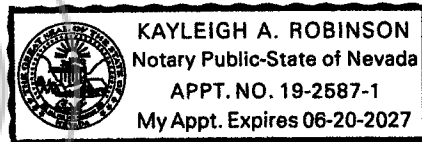


HOWARD A HOPKINSON II

STATE OF NEVADA     )  
  ) ss.  
COUNTY OF CLARK    )

On this 13<sup>th</sup> day of September, 2023, before me, the undersigned, a Notary Public in and for said County of Clark, State of Nevada, personally appeared HOWARD A HOPKINSON II, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument, the person, or the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.

  
\_\_\_\_\_  
Notary Public

Mail Tax Statements to:  
Howard A. Hopkinson II, Trustee  
375 N. Stephanie Street  
Henderson, NV 89014

**EXHIBIT "A"**  
**POWERS OF TRUSTEE**

**HOWARD A. HOPKINSON II**, Trustee, is hereby vested with complete powers of disposition of the real estate herein described, including the power to plat, sell, encumber, mortgage and convey as a whole or in parcels, and no person dealing with said Trustee shall be obligated to look beyond the terms of this instrument for power in the Trustee to sell, encumber, mortgage or convey, the real estate described herein.

Said Grantee is likewise hereby excused from any and all duties of diligence and responsibility respecting the propriety of any act of said Trustee purporting to be done under or by virtue of the terms of this issue.

This conveyance is made in Trust pursuant to and in accordance with the "**BZB FAMILY TRUST**" which was executed on August 30, 2023.

**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor Parcel Number

- a) 010-122-14
- 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
- i)  Other

**FOR RECORDER OPTIONAL USE ONLY**

Document/Instrument #: \_\_\_\_\_

Book \_\_\_\_\_ Page: \_\_\_\_\_

Date of Recording: \_\_\_\_\_

**Trust on File - AK**

3. Total Value/Sales Price of Property

Deed in Lieu of Foreclosure Only (value of property) (\$) \_\_\_\_\_

Transfer Tax Value: (\$) \_\_\_\_\_

Real Property Transfer Tax Due (\$) \_\_\_\_\_ 0 \_\_\_\_\_

**4. If Exemption Claimed:**

- a. Transfer Tax Exemption per NRS 375.090, Section 7
- b. Explain Reason for Exemption: **Transfer without consideration to or from a Trust**

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 \_\_\_\_\_

Signature \_\_\_\_\_

Capacity \_\_\_\_\_ Grantee \_\_\_\_\_

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

Print Name: HOWARD A HOPKINSON II  
 Address: 375 N. Stephanie Street  
 City: Henderson  
 State: NV Zip: 89014

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

Print Name: BZB FAMILY TRUST  
 Address: 375 N. Stephanie Street  
 City: Henderson  
 State: NV Zip: 89014

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

Print Name: Smith & Shapiro, PLLC  
 Address: 3333 E. Serene Ave. Suite 130  
 City: Henderson State: NV

Escrow #: \_\_\_\_\_  
 Zip: 89074