LINCOLN COUNTY, NV

2023-165996

\$193.00

RPTT:\$156.00 Rec:\$37.00

**OFFICIAL RECORD** 

09/28/2023 12:00 PM

MESQUITE TITLE COMPANY

Pgs=1 KC

A.P.N.: 006-041-10 Order No. 20269 R.P.T.T. \$156.00

**RECORDING REQUESTED BY:** 

Mesquite Title Company

MAIL DOCUMENT & TAX STATEMENT TO:

Jess D. & Amber L. Milne PO Box 461293 Leeds, UT 84746

AMY ELMER, RECORDER

## **GRANT, BARGAIN and SALE DEED**

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, Cherly Lozzi, Trustee of Cheryl Lozzi Living Trust dated May 19, 2008

do(es) hereby GRANT, BARGAIN and SELL to Jess D. Milne and Amber L. Milne, husband and wife as joint tenants

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

The North Half (N2) of the Northeast Quarter (NE4) of Government Lot 8, Section 2, Township 4 North, Range 67 East of the Mount Diablo Base and Meridian, Lincoln County, Nevada.

**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:

STATE OF Nevada

COUNTY OF Clark

, 2023, personally appeared before me, Cheryl Lozzi, Trustee of Cheryl On the Lozzi Living Trust dated May 19, 2008, the signer of this instrument, acknowledged to me that she executed the same, with authority, on behalf of said Trust.

> JEANETTE R FORREST NOTARY PUBLIC STATE OF NEVADA APPT. NO. 22-7112-01 MY APPT. EXPIRES JULY 27, 2026

My Commission Expires:

Jely 27, 2026

## **DECLARATION OF VALUE** 1. Assessor Parcel Number(s) a) 006-041-10 b) c) d) 2. Type of Property: RECORDERS FOR OPTIONAL USE ONLY b. Single Fam. Res. a. Vacant Land d. 7 2-4 Plex Condo. Twnhse e. Apt. Bldg f. Comm'l/Ind'l Book: Page: Agricultural h. Mobile Home Date of Recording: Other Notes: 3. a. Total Value/Sales Price of Property: \$40,000.00 b. Deed in Lieu of Foreclosure Only(value of property): (0.00)c. Transfer Tax Value: \$40,000.00 d. Real Property Transfer Tax Due \$156.00 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. Capacity/00% Grantor's Agent Signature Capacity Grantee's Agent Signature SELLER (GRANTOR) INFORMATION **BUYER (GRANTEE) INFORMATION** (REQUIRED) (REQUIRED) Cherly Lozzi, Trustee of Cheryl Lozzi Jess D. & Amber L. Milne Living Trust Print Name: By:, Agt. Print Name: By: , Agt. Address: 7647 Boca Raton Dr. Address: PO Box 461293 City: Las Vegas City: Leeds State: Nevada Zip:89113 State: Utah Zip:84746 COMPANY/PERSON REQUESTING RECORDING (Required if not seller or buyer) Print Name: Mesquite Title Company Escrow #: 20269 Address: 840 Pinnacle Ct. Building 3 City: Mesquite State: NV Zip: 89027

STATE OF Nevada