

LINCOLN COUNTY, NV

**2023-166087**

\$128.65

RPTT:\$91.65 Rec:\$37.00

**10/23/2023 10:51 AM**

FIRST AMERICAN TITLE INSURANCE COMPANY

OFFICIAL RECORD

AMY ELMER, RECORDER

A.P. No. 004-161-07  
Escrow No. 13895-2668994-RC/CJ  
R.P.T.T. \$91.65

**WHEN RECORDED RETURN TO:**

LuLu's Lounge Family Trust  
4809 Martinelli Court.  
Las Vegas, NV 89130

**MAIL TAX STATEMENTS TO:**

LuLu's Lounge Family Trust  
4809 Martinelli Court.  
Las Vegas, NV 89130

**GRANT, BARGAIN and SALE DEED**

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Margaret A. Bolding, as surviving Joint Tenant

do(es) hereby *GRANT, BARGAIN and SELL* to

Troy M. Miller and Wendy E. Miller, Trustees of the LuLu's Lounge Family Trust dated  
October 10, 2023, and any amendments thereto

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

**LOT THREE (3), IN BLOCK TWO (2) OF ALAMO WEST SUBDIVISION - PHASE II, AS  
SHOWN BY MAP THEREOF RECORDED OCTOBER 15, 1993 IN PLAT BOOK A, PAGE  
392, AS FILE NO. 101044 IN THE OFFICE OF THE COUNTY RECORDER OF LINCOLN  
COUNTY, NEVADA.**

Subject to:

1. All general and special taxes for the current fiscal year.
2. Covenants, Conditions, Restrictions, Reservations, Rights, Rights of Way and Easements now of record.

*TOGETHER* with all tenements, hereditaments and appurtenances, including easements and water rights, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof.

Date: Print Date: 10/17/2023

Margaret A Bolding  
Margaret A. Bolding  
Bolding

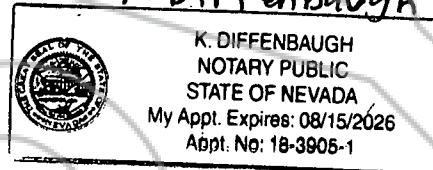
STATE OF NEVADA )  
                                  : ss.  
COUNTY OF CLARK )

This instrument was acknowledged before me on  
10/18/2023 by

**Margaret A. Bolding.**

K. Diff.  
Notary Public

(My commission expires: 08/15/2026)



18-3905-1

This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated Print  
Date: 10/17/2023 under Escrow No. 13895-2668994

**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)  
 a) 004-161-07  
 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 RECORDERS OPTIONAL USE ONLY	
Book _____	Page: _____
Date of Recording: _____	
Notes: _____	

3. a) Total Value/Sales Price of Property: \$23,500.00  
 b) Deed in Lieu of Foreclosure Only (value of property) (\$ \_\_\_\_\_)  
 c) Transfer Tax Value: \$23,500.00  
 d) Real Property Transfer Tax Due \$91.65

4. **If Exemption Claimed:**  
 a. Transfer Tax Exemption, per 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: Esrow Agent  
 Signature: \_\_\_\_\_ Capacity: \_\_\_\_\_

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

Print Name: Margaret A. Bolding  
 Address: P.O. Box 364200  
 City: North Las Vegas  
 State: NV Zip: 89036

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

Print Name: LuLu's Lounge Family Trust  
 Address: 4809 Martinelli Court.  
 City: Las Vegas  
 State: NV Zip: 89130

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

Print Name: First American Title Insurance Company File Number: 13895-2668994 RC/RC  
 Address: 2500 N Buffalo Drive, Ste 120  
 City: Las Vegas State: NV Zip: 89128

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