

LINCOLN COUNTY, NV **2023-166231**
\$1,392.25
RPTT:\$1355.25 Rec:\$37.00 11/16/2023 12:40 PM
FIRST AMERICAN TITLE INSURANCE COMPANY-3 AE
OFFICIAL RECORD
AMY ELMER, RECORDER

A.P.N.: 001-063-10
File No: 107-2668877 (TV)
R.P.T.T.: \$1,355.25

When Recorded Mail To: Mail Tax Statements To:
Brenna Frank and Thomas Ralph Frank and Darna Louise
Frank
13675 Racel Street
Las Vegas , NV 89116

*** Signed in Counterpart***

GRANT, BARGAIN and SALE DEED

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

David William Hanson, a married man as his sole and separate property and Dennis Belingheri and Jean Belingheri, husband and wife as joint tenants

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

Brenna Frank, an unmarried woman and Thomas Ralph Frank and Darna Louise Frank, husband and wife all as joint tenants

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

LOTS 6, 7, 8 AND 9 IN BLOCK 14, AS SHOWN ON THE PIOCHE MINES CONSOLIDATED INC. ADDITION, SUPPLEMENT "B" TO OFFICIAL MAP OF THE TOWN OF PIOCHE, RECORDED APRIL 07, 1937 AS FILE NO. 1194 OF OFFICIAL RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF LINCOLN COUNTY, NEVADA.

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.

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.

Dennis Belingheri
Dennis Belingheri

Jean Belingheri
Jean Belingheri

Jean Belingheri

David William Hanson
David William Hanson

STATE OF **NEVADA**)

COUNTY OF **CLARK**)

ss.

This instrument was acknowledged before me on

Dennis Belingheri and Jean Belingheri

11/07/2023

by

Valeria Martinez
Notary Public

(My commission expires: *4/10/24*)



VALERIA MARTINEZ
NOTARY PUBLIC
STATE OF NEVADA


My Commission Expires: 04-06-24
Certificate No: 16-2249-1

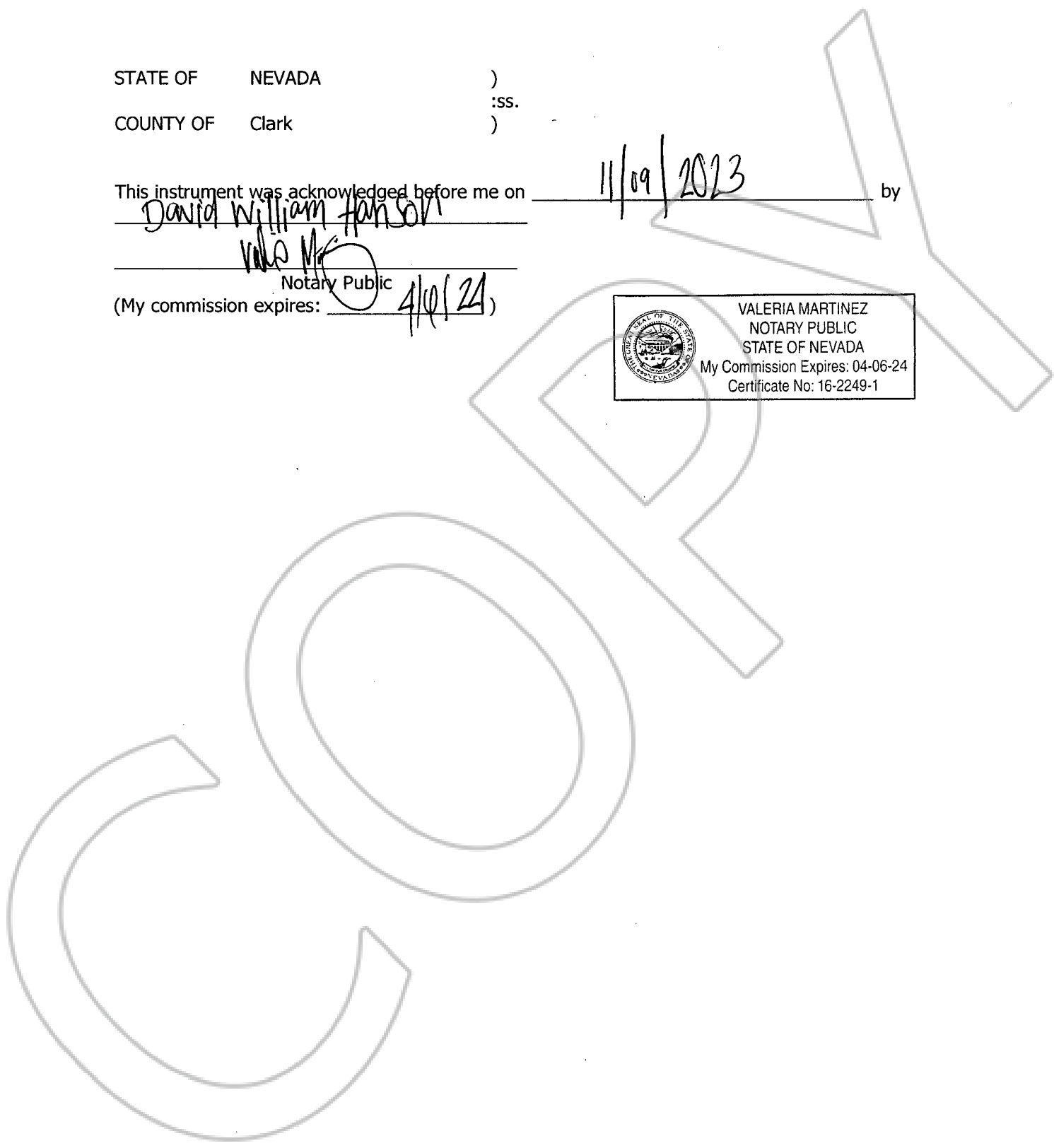
This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed under Escrow
No. 107-2668877.

STATE OF NEVADA)
)
) :ss.
)
COUNTY OF Clark)

This instrument was acknowledged before me on 11/09/2023 by
David William Hanson

Valeria Martinez
Notary Public
(My commission expires: 4/01/24)

 VALERIA MARTINEZ
NOTARY PUBLIC
STATE OF NEVADA
My Commission Expires: 04-06-24
Certificate No: 16-2249-1



**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 001-063-10
- 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 | |
|----------------------------|-------------|
| Book _____ | Page: _____ |
| Date of Recording: _____ | |
| Notes: _____ | |

- 3. a) Total Value/Sales Price of Property: \$347,500.00
- b) Deed in Lieu of Foreclosure Only (value of property) (\$ _____)
- c) Transfer Tax Value: \$347,500.00
- d) Real Property Transfer Tax Due \$1,355.25

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: Jean Belingheri
Signature: _____

Capacity: Grantor/Seller
Capacity: _____

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

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

Print Name: David William Hanson, and
Dennis Belingheri and*
Address: 6290 S. Conestoga Pkwy
City: Pahrump
State: NV Zip: 89048

Print Name: Breana Frank and Thomas Ralph Frank
and Darna Louise Frank
Address: 13675 Radel Street
City: Las Vegas
State: NV Zip: 89116

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

Print Name: First American Title Insurance
Company
Address: 9139 Russell Road, Ste 100
City: Las Vegas

File Number: 107-2668877 TV/ TV
State: NV Zip: 89148

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

* Jean Belingheri