LINCOLN COUNTY, NV

\$105.25

RPTT:\$68.25 Rec:\$37.00

12/04/2023 03:48 PM

2023-166324

MESQUITE TITLE COMPANY

AMY ELMER, RECORDER

Pgs=2 AE

OFFICIAL RECORD

SFFICIAL RECORD

A.P.N.: 004-161-14 Order No. 20283 - AMF R.P.T.T. \$68.25

RECORDING REQUESTED BY:

Mesquite Title Company

MAIL DOCUMENT & TAX STATEMENT TO:

Dustin Cory Poulsen and P.O. Box 659 Alamo, NV 89001

This area reserved for County Recorder

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
Dustin Cory Poulsen and Megan Walker Poulsen, 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.

Dated: 29 day of November, 2023

Gerald & Mary Wilson Living Trust dated

March 5, 2004

Gerald H. Wilson, Trustee

and and

Mary L. Wilson, Trustee

STATE OF Nevada Wel

COUNTY OF Clark WOSWING CON

On the <u>29</u> day of November, 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

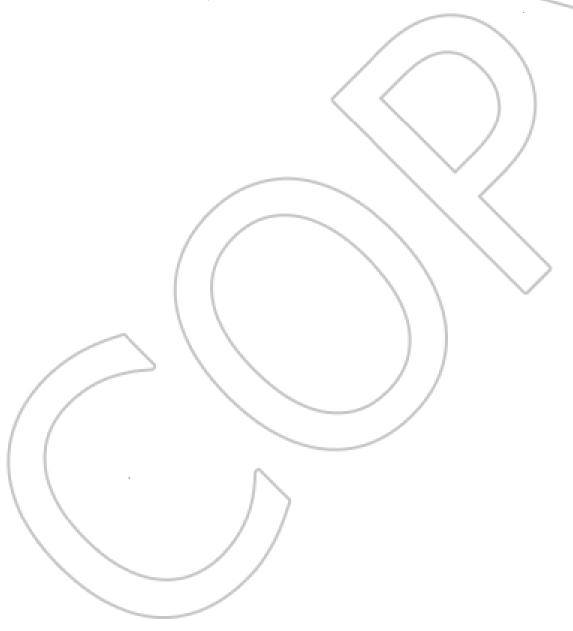
NOTARY PUBLIC

My Complission Expires: 418/2027

EXHIBIT "A" Legal Description

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

Lots Twelve (12), in Block 2, of ALAMO WEST SUBDIVISION - PHASE II, shown by map thereof recorded October 15, 1993 as Document. No. 101044, filed in Book A of Plats, Page 392, in the office of the County Recorder, Lincoln County, Nevada.



STATE OF Nevada **DECLARATION OF VALUE** 1. Assessor Parcel Number(s) a) 004-161-14 b) c) d) 2. Type of Property: RECORDERS FOR OPTIONAL USE ONLY b. Single Fam. Res. d. 2-4 Plex f. Comm'l/Ind'l a. Vacant Land Condo. Twnhse e. Apt. Bldg Book: Page: g. Agricultural h. Mobile Home Date of Recording: Other Notes: \$17,250.00 3. a. Total Value/Sales Price of Property: (0.00)b. Deed in Lieu of Foreclosure Only(value of property): \$17.250.00 c. Transfer Tax Value: d. Real Property Transfer Tax Due \$68.25 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 Signature Capacity Grantee's Agent **SELLER (GRANTOR) INFORMATION BUYER (GRANTEE) INFORMATION** (REQUIRED) (REQUIRED) Gerald H. Wilson and Mary L. Wilson, Dustin Cory Poulsen and Megan Trustees of Gerald & Mary Wilson Walker Poulsen Living Trust dated March 5, 2004 Print Name: By: Annie M. Frehner, Agt. Print Name: By: Annie M. Frehner, Agt. Address: P.O. Box 659 Address: 805 South River Rd., #1 City: Alamo City: St. George State: NV Zip:89001 State: Utah Zip:84790 COMPANY/PERSON REQUESTING RECORDING (Required if not seller or buyer) Print Name: Mesquite Title Company Escrow #: 20283

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

State: NV Zip: 89027

Address: 840 Pinnacle Ct. Building 3

City: Mesquite