

A.P.N.: 001-250-33
File No: 13896-2670172 (TV)
R.P.T.T.: \$265.20

LINCOLN COUNTY, NV
\$302.20
RPTT:\$265.20 Rec:\$37.00
01/25/2024 11:01 AM
FIRST AMERICAN TITLE INSURANCE COMPANY
OFFICIAL RECORD
AMY ELMER, RECORDER

When Recorded Mail To: Mail Tax Statements To:
Brad V. LeMert and Karen E. LeMert, trustees or their
successors in interest, of the BK LeMert Trust dated 4/14/23,
and any amendments thereto
4831 EAST COMANCHE DR
Pahrump, NV 89061

GRANT, BARGAIN and SALE DEED

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

James Vincent, Trustee of the James Vincent Family Trust

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

Brad V. LeMert and Karen E. LeMert, trustees or their successors in interest, of the BK
LeMert Trust dated 4/14/23, and any amendments thereto

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

**THAT PORTION OF THE NORTHWEST QUARTER (NW 1/4) OF THE NORTHWEST
QUARTER (NW 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 14,
TOWNSHIP 1 NORTH, RANGE 67 EAST, M.D.M., MORE PARTICULARLY DESCRIBED AS
FOLLOWS:**

**PARCEL 4 AS SHOWN BY MAP THEREOF ON FILE IN PLAT BOOK C, PAGE 210,
INSTRUMENT NO. 126540, IN THE OFFICE OF THE LINCOLN COUNTY RECORDER.**

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.

James Vincent Family Trust

James Vincent

James Vincent, Trustee

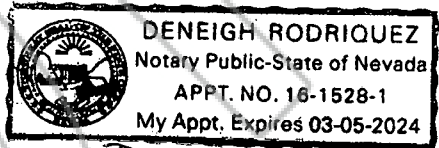
STATE OF **NEVADA**)
 : ss.
COUNTY OF **CLARK**)

This instrument was acknowledged before me on January 11, 2024 by James Vincent

[Signature]

Notary Public

(My commission expires: 3-5-2024)



Deneigh Rodriguez
16-1528-1
EXP. 3-5-2024

This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed under Escrow No. 13896-2670172.

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 001-250-33
- 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: \$68,000.00
- b) Deed in Lieu of Foreclosure Only (value of property) (\$ _____)
- c) Transfer Tax Value: \$68,000.00
- d) Real Property Transfer Tax Due \$265.20

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: James Vincent

Capacity: Grantor

Signature: _____
SELLER (GRANTOR) INFORMATION (REQUIRED)

Capacity: _____
BUYER (GRANTEE) INFORMATION (REQUIRED)

Print Name: James Vincent, Trustee of the James Vincent Family Trust
Address: 850 S. Boulder Hwy, #247
City: Henderson
State: NV Zip: 89015

Brad V. LeMert and Karen E. LeMert, trustees CV their successors in interest, of the BK LeMert Trust dated 4/14/23, and
Print Name: any amendments thereto
Address: 4831 EAST COMANCHE DR
City: Pahrump
State: NV Zip: 89061

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

First American Title Insurance
Print Name: Company
Address: 10000 W Charleston Blvd, Suite 180
City: Las Vegas

File Number: 13896-2670172 TV/ TV
State: NV Zip: 89135

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