

LINCOLN COUNTY, NV

**2024-166645**

\$37.00

RPTT:\$0.00 Rec:\$37.00

**02/27/2024 09:34 AM**

MORRIS LAW CENTER

Pgs=3 AK

OFFICIAL RECORD

AMY ELMER, RECORDER

E07

**PARCEL: 005-251-06**

**WHEN RECORDED MAIL TO:**

Ocampo Wiseman Law  
5450 W Sahara Ave Ste 330  
Las Vegas, NV 89146

**MAIL TAX STATEMENTS TO:**

The TMDM Trust  
1704 Afton Drive  
Las Vegas, NV 89117

**GRANT, BARGAIN, SALE DEED**

**THIS INDENTURE WITNESSETH** that Todd A. McDonald and Donna McDonald do hereby Grant, Bargain, Sell and Convey to TODD ALLAN MCDONALD and DONNA DOREEN MCDONALD as Trustees of "The TMDM Trust, dated January 17<sup>th</sup>, 2024", without consideration, all of their rights, title and interest in that real property situated in the County of Lincoln, State of Nevada, bounded and described as follows:

Lincoln County, Nevada. Parcel No. 005-251-06 commonly known as 10972 Malloy Springs Road, Pioche, NV 89043. Parcel 2-B of Parcel Map for RICHARD MOSER and ALLISON NEWLON, filed on June 18, 2001, in Plat Book B, Page 374, as File No. 116479, Lincoln County, Nevada, Records, being a part of the Southeast Quarter (SE ¼) of Section 25, Township 5 North, Range 65 East, M.D.B & M.

together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in any wise appertaining.

**GRANTEE'S ADDRESS:** Todd Allan McDonald & Donna Doreen McDonald as Trustees of "The TMDM Trust" u/a/d 01/17/24  
1704 Afton Drive  
Las Vegas, NV 89117

WITNESS my hand this 17  
day of JANUARY, 2024.

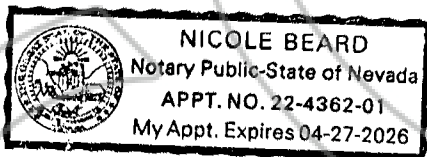
Todd A. McDonald

TODD A. MCDONALD

STATE OF NEVADA     )  
                                  ) ss.  
COUNTY OF CLARK    )

On this 17<sup>th</sup> day of January, 2024, before me, the undersigned, a Notary Public in and for said County of Clark, State of Nevada, personally appeared TODD A. MCDONALD personally known to me (or proved to me on the basis of satisfactory evidence) to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacity, and that by their signatures on the instrument, the person or the entity upon behalf of which the persons acted, executed the instrument.

WITNESS my hand and official seal.



Nicole Beard  
NOTARY PUBLIC

WITNESS my hand this 17<sup>th</sup>  
day of January, 2024.

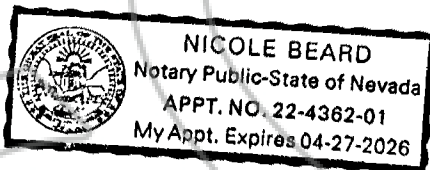
Donna D. McDonald

DONNA MCDONALD

STATE OF NEVADA     )  
                                  ) ss.  
COUNTY OF CLARK    )

On this 17<sup>th</sup> day of January, 2024, before me, the undersigned, a Notary Public in and for said County of Clark, State of Nevada, personally appeared DONNA MCDONALD personally known to me (or proved to me on the basis of satisfactory evidence) to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacity, and that by their signatures on the instrument, the person or the entity upon behalf of which the persons acted, executed the instrument.

WITNESS my hand and official seal.



Nicole Beard  
NOTARY PUBLIC

**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)  
 a. 005-251-06  
 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  
 Other

FOR RECORDERS OPTIONAL USE ONLY	
Book _____	Page: _____
Date of Recording: _____	
Notes: Trust on File - AK	

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

4. **If Exemption Claimed:**  
 a. Transfer Tax Exemption per NRS 375.090, Section 7  
 b. Explain Reason for Exemption: Transfer without consideration to a Trust

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: Attorney  
 Signature \_\_\_\_\_ Capacity: \_\_\_\_\_

**SELLER (GRANTOR) INFORMATION**  
**(REQUIRED)**  
 Print Name: Todd A. McDonald & Donna McDonald  
 Address: 1704 Afton Drive  
 City: Las Vegas  
 State: NV      Zip: 89117

**BUYER (GRANTEE) INFORMATION**  
**(REQUIRED)**  
 Print Name: Todd Allan McDonald & \*  
 Address: 1704 Afton Drive  
 City: Las Vegas  
 State: NV      Zip: 89117

**COMPANY/PERSON REQUESTING RECORDING (Required if not seller or buyer)**  
 Print Name: Morris Law Center      Escrow # \_\_\_\_\_  
 Address: 5450 W. Sahara Ave, Ste. 330  
 City: Las Vegas      State: NV      Zip: 89146