

APN#: 001-341-22
Escrow No. 23-186984

**MAIL TAX STATEMENT TO AND
WHEN RECORDED RETURN TO:**

Tod Oppenborn
PO BOX 60222
Las Vegas, NV 89160

LINCOLN COUNTY, NV
\$224.20
RPTT:\$187.20 Rec:\$37.00
WFG NEVADA - RW
OFFICIAL RECORD
AMY ELMER, RECORDER

2024-166663
03/04/2024 04:34 PM
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GRANT, BARGAIN, SALE DEED

R.P.T.T. \$187.20

THIS INDENTURE WITNESSETH: That

Rolf E. Bundy, a widower,

for a valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to

Tod Oppenborn, a married man,

all that real property situated in the County of Lincoln, State of Nevada, bounded and described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

- SUBJECT TO:
1. Taxes for the fiscal year 2023/2024.
 2. Rights of way, reservations restrictions, easements and conditions of record.

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

WITNESS my hand this 29 day of February, 2024.


Rolf E. Bundy
Rolf E. Bundy

Rolf E. Bundy

STATE OF NEVADA
COUNTY OF Clark.

This instrument was acknowledged before me this 29 day of February, 2024 by Rolf E. Bundy.

Melanie G. Retter
Notary Public for Nevada
My Commission Expires: 4-22-27

 MELANIE G. RETTER
NOTARY PUBLIC
STATE OF NEVADA
My Commission Expires: 04-22-27
Certificate No: 99-59532-1

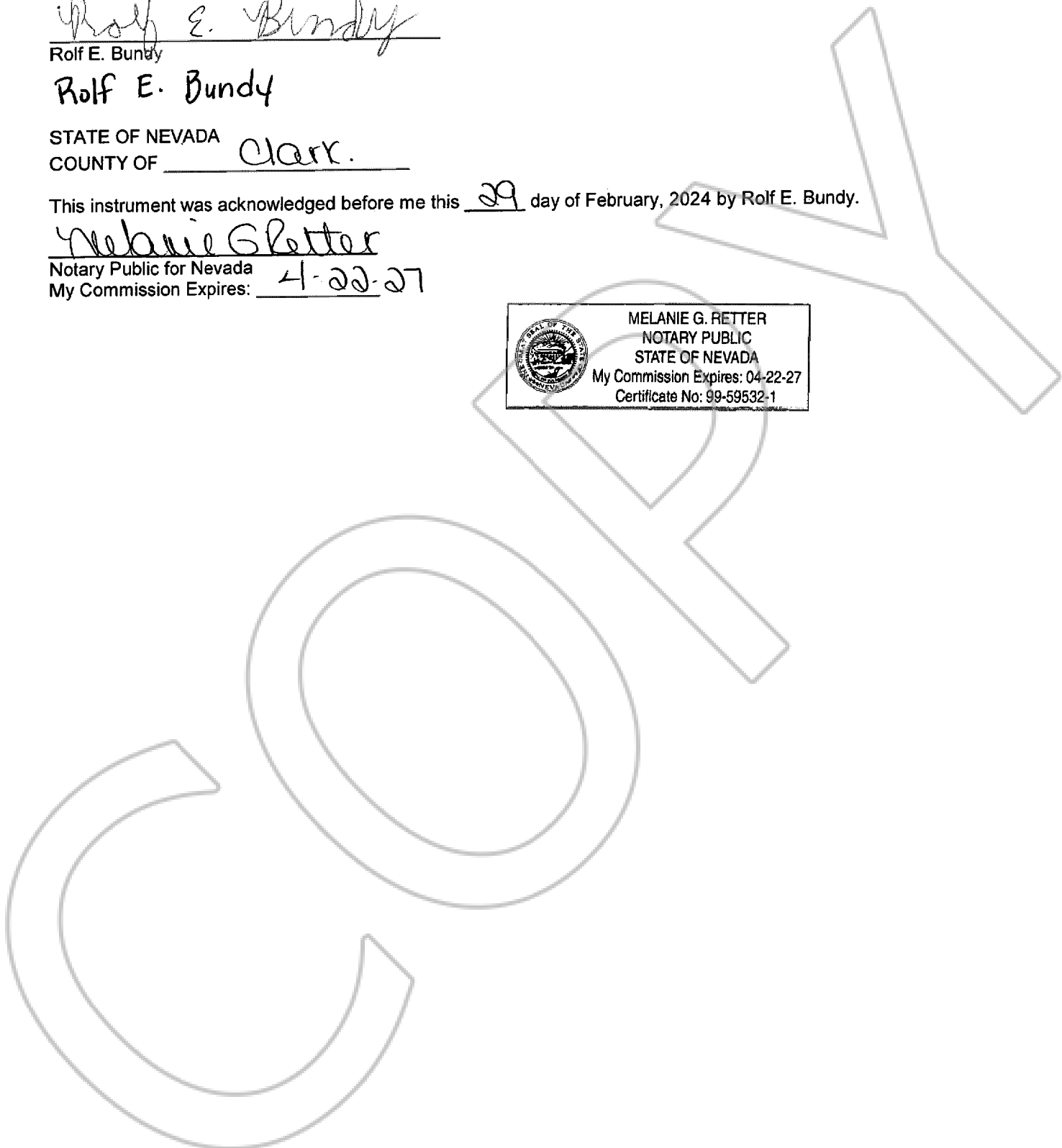
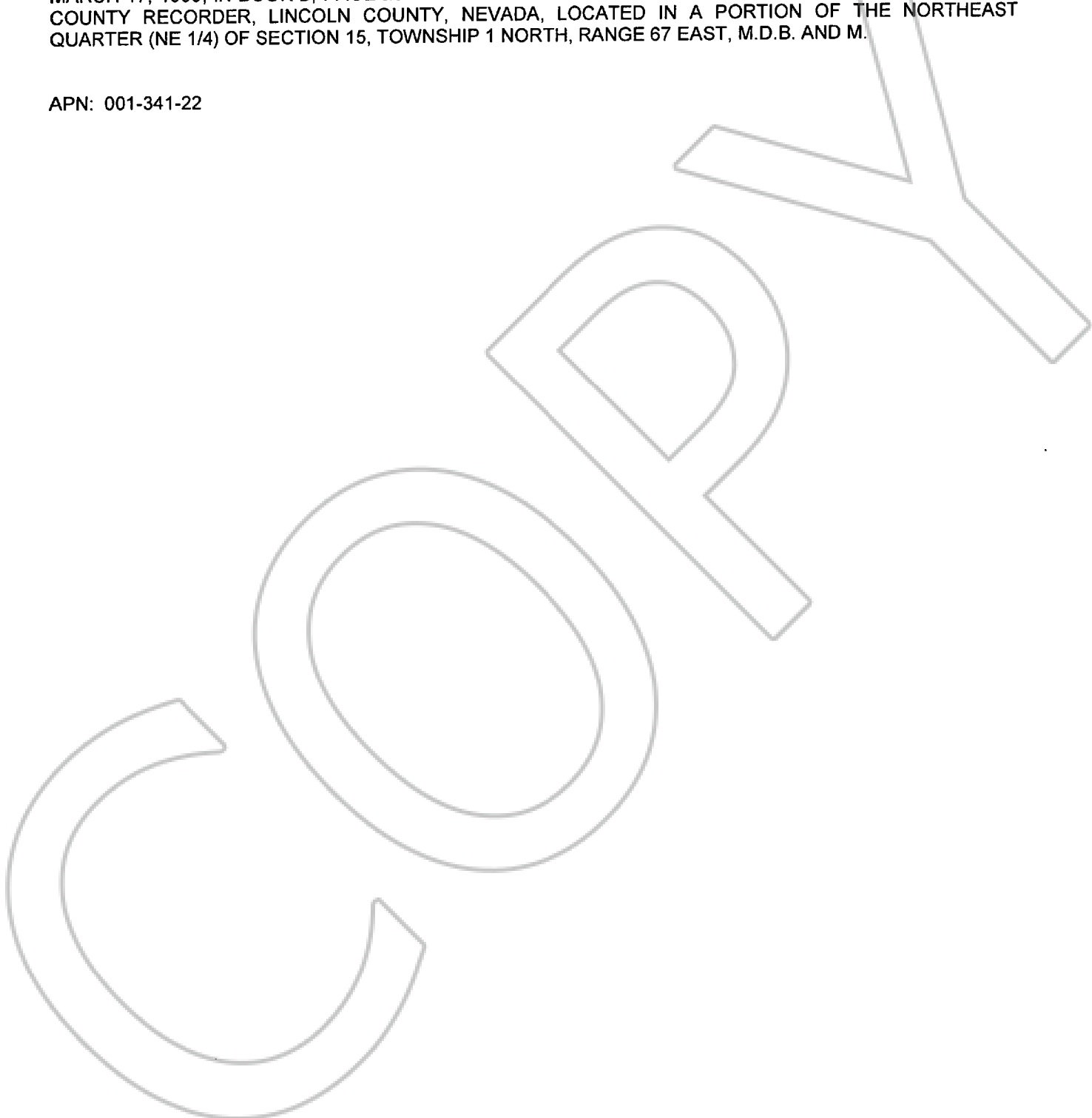


EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL NO. 37 AS SHOWN ON THE PARCEL MAP FOR JAMES VINCENT, AS RECORDED MARCH 8, 1999, IN BOOK B, PAGE 195 OF PLATS, AS FILE NO. 112431, AND CERTIFICATE OF AMENDMENT RECORDED MARCH 17, 1999, IN BOOK B, PAGE 202A/B OF PLATS AS FILE NO. 112468, FILED IN THE OFFICE OF THE COUNTY RECORDER, LINCOLN COUNTY, NEVADA, LOCATED IN A PORTION OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 15, TOWNSHIP 1 NORTH, RANGE 67 EAST, M.D.B. AND M.

APN: 001-341-22



**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessors Parcel Number(s)

- a) 001-341-22
- 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

**FOR RECORDER'S OPTIONAL USE
ONLY**

Book: _____ Page: _____
Date of Recording: _____
Notes: _____

Other _____

3. Total Value/Sales Price of Property:

\$48,000.00

Deed in Lieu of Foreclosure Only (value of property) (_____)

Transfer Tax Value: \$48,000.00

Real Property Transfer Tax Due: \$187.20

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.

Signature Rolf E. Bundy Capacity Grantor

Signature _____ Capacity Grantee

SELLER (GRANTOR) INFORMATION
(REQUIRED)

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Rolf E. Bundy
Address: 963 Pearl Peak St.
City: Las Vegas
State: NV Zip: 89110

Print Name: Tod Oppenborn
Address: PO Box 60222
City: Las Vegas
State: NV Zip: 89160

COMPANY/PERSON REQUESTING RECORDING required if not the seller or buyer

Print Name: WFG National Title Insurance Company Escrow #: 23-186984
Address: 330 S Rampart Blvd, Suite 350
City: Las Vegas State: NV Zip: 89145

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED