

LINCOLN COUNTY, NV

2024-166686

\$232.00

RPTT:\$195.00 Rec:\$37.00

03/12/2024 02:59 PM

FIRST AMERICAN TITLE INSURANCE COMPANY

OFFICIAL RECORD

AMY ELMER, RECORDER

A.P. No. 006-041-26
Escrow No. 13895-2672298-DP/er
R.P.T.T. \$195.00

WHEN RECORDED RETURN TO:

Christopher J. Barton
8755 Rancho Destino Rd
Las Vegas, NV 89123

MAIL TAX STATEMENTS TO:

Christopher J. Barton
8755 Rancho Destino Rd
Las Vegas, NV 89123

GRANT, BARGAIN and SALE DEED

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

R. Terrence Gale, a widower

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

Christopher J. Barton, a single man

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

The East half of the Southeast quarter (E1/2 SE1/4) of U. S. Government Lot Number Six (6) and the West half of the Southwest quarter (W1/2 SW1/4) of U. S. Government Lot Number Seven (7) all in Section 2, Township 4 North, Range 67 East, M.D.B. & M.

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.

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.

Date: 03/11/2024

R. Terrence Gale
~~R. Terry Gale~~
R. Terrence Gale

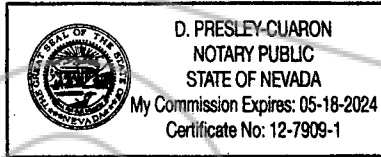
STATE OF NEVADA)
 : ss.
COUNTY OF CLARK)

This instrument was acknowledged before me on
3-12-2024 by

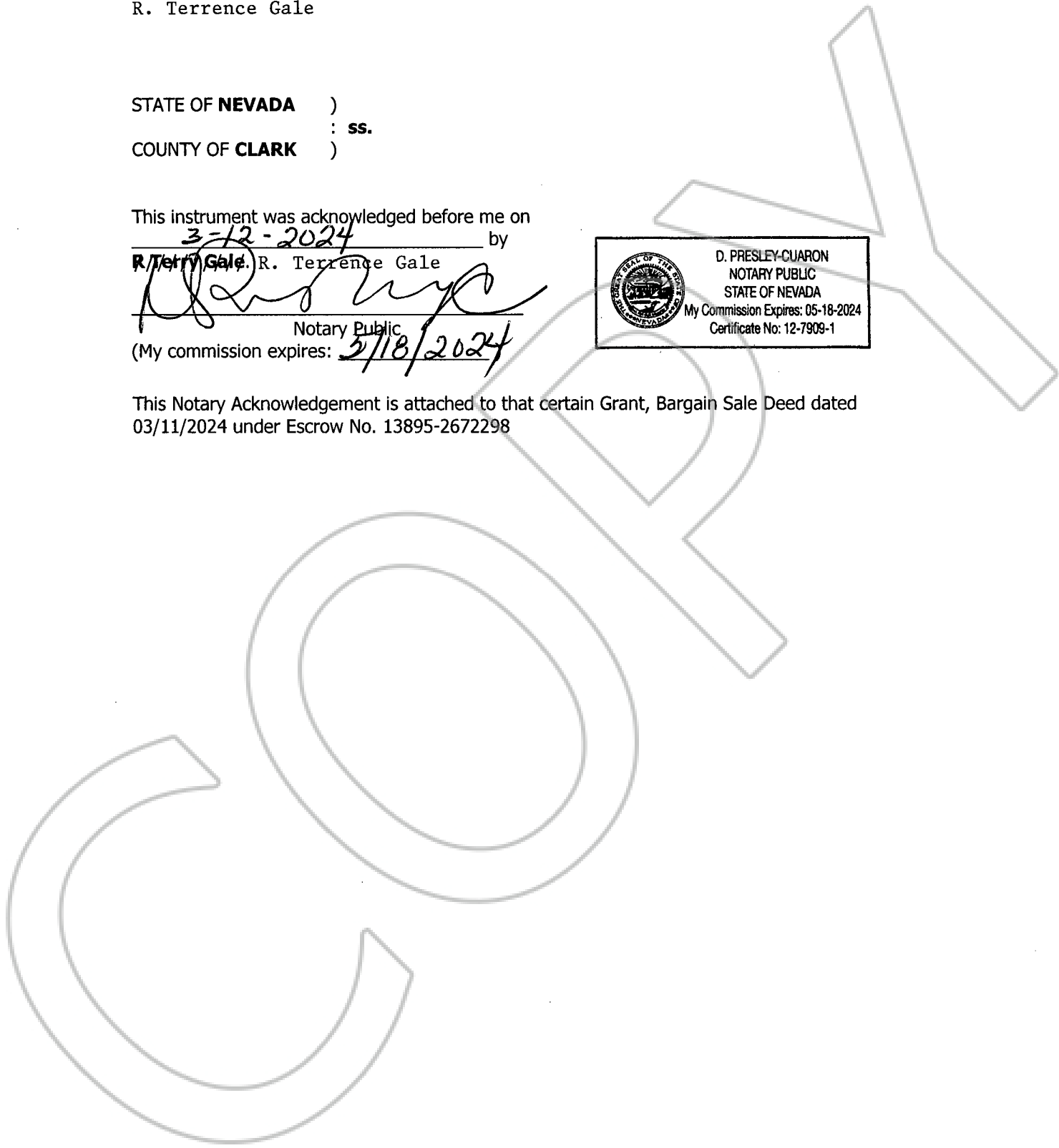
~~R. Terry Gale~~ R. Terrence Gale

[Signature]
Notary Public

(My commission expires: 5/18/2024)



This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated
03/11/2024 under Escrow No. 13895-2672298



**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
 a) 006-041-26
 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 ONLY	
Book _____	Page: _____
Date of Recording: _____	
Notes: _____	

3. a) Total Value/Sales Price of Property: \$50,000.00
 b) Deed in Lieu of Foreclosure Only (value of property) (\$ _____)
 c) Transfer Tax Value: \$50,000.00
 d) Real Property Transfer Tax Due \$195.00

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: [Signature] Capacity: Agent
 Signature: _____ Capacity: _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: R. Terrence Gale
 Address: 5665 N Conquistador
 City: Las Vegas
 State: NV Zip: 89149

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Christopher J. Barton
 Address: 8755 Rancho Destino Rd
 City: Las Vegas
 State: NV Zip: 89123

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

Print Name: First American Title Insurance Company File Number: 13895-2672298 DP/DP
 Address: 2500 N Buffalo Drive, Ste 120
 City: Las Vegas State: NV Zip: 89128

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