

LINCOLN COUNTY, NV **2024-166731**
\$388.00
RPTT:\$351.00 Rec:\$37.00 **03/25/2024 04:47 PM**
MESQUITE TITLE COMPANY Pgs=2 AE
OFFICIAL RECORD
AMY ELMER, RECORDER

A.P.N.: 003-181-13
Order No. 20320 - AMF
R.P.T.T. ~~\$355.50~~ 351.00 AA
RECORDING REQUESTED BY:
Mesquite Title Company

MAIL DOCUMENT & TAX STATEMENT TO:
Mac Esthetics LLC, a Nevada Limited Liability
Company
P.O. Box 498
CALIENTE, NV 89008

This area reserved for County Recorder

GRANT, BARGAIN and SALE DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,
Beuford C. Sanders, aka Beuford C. Sanders, a single man

do(es) hereby GRANT, BARGAIN and SELL to
Mac Esthetics LLC, a Nevada Limited Liability Company

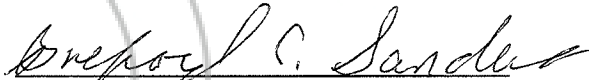
the real property situated in the County of Lincoln, State of Nevada, described as follows:

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: 20 day of March, 2024


Beuford C. Sanders

STATE OF Nevada)
) :ss.
COUNTY OF Clark)

On the 20 day of March, 2024, personally appeared before me, Beuford C. Sanders, the signer of the within instrument who duly acknowledged to me that he/she executed the same.




NOTARY PUBLIC
My Commission Expires: Dec 2 2025

Attachment to that certain Grant, Bargain and Sale Deed executed by Bueford C. Sanders, aka Beuford C. Sanders grantor(s), to Mac Esthetics LLC, a Nevada Limited Liability Company grantee(s).

Order No. 20320
Tax I.D. No. 003-181-13

EXHIBIT "A"

Lot Twelve (12) in Block Nine (9) of the City of Caliente as shown by map thereof on file in the office of the Lincoln County Recorders Office on Lincoln County, Nevada

Initials

Handwritten initials in black ink, appearing to be 'BS' or similar, written over a horizontal line.

COPY

**STATE OF Nevada
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 003-181-13 _____
- 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 _____

RECORDERS FOR OPTIONAL USE ONLY	
Book: _____	Page: _____
Date of Recording: _____	
Notes: _____	

- 3. a. Total Value/Sales Price of Property: \$90,000.00
- b. Deed in Lieu of Foreclosure Only(value of property): (0.00)
- c. Transfer Tax Value: \$90,000.00
- d. Real Property Transfer Tax Due: ~~\$355.50~~ 351.00

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 Bueford C. Sanders Capacity _____ Grantor's Agent _____
 Signature _____ Capacity _____ Grantee's Agent _____

**SELLER (GRANTOR) INFORMATION
(REQUIRED)**

Bueford C. Sanders, aka Beuford C. Sanders
 Print Name: By: Annie M. Frehner, Agt.
 Address: PO BOX 846
 City: Caliente
 State: Nevada Zip: 89008

**BUYER (GRANTEE) INFORMATION
(REQUIRED)**

Mac Esthetics LLC, a Nevada Limited Liability Company
 Print Name: By: Annie M. Frehner, Agt.
 Address: P.O. Box 498
 City: CALIENTE
 State: Nevada Zip: 89008

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

Print Name: Mesquite Title Company Escrow #: 20320
 Address: 840 Pinnacle Ct. Building 3
 City: Mesquite State: NV Zip: 89027

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