

LINCOLN COUNTY, NV

2024-166743

\$37.00

RPTT:\$0.00 Rec:\$37.00

03/28/2024 11:15 AM

MICHAELSON LAW

Pgs=2 KC

OFFICIAL RECORD

AMY ELMER, RECORDER

E07

APN: A Portion of 002-091-09

**Recording Requested by:**  
**MICHAELSON LAW**

**AND WHEN RECORDED MAIL THIS TO**

Michaelson Law  
1746 W. Horizon Ridge Parkway  
Henderson, NV 89012

**Mail Tax Statements to:**

James and Linda Thiriot  
4119 Monthill Ave.  
Las Vegas, NV 89121

**GRANT, BARGAIN, SALE DEED**  
(Real Property)

The undersigned, James Wade Thiriot, a married man as his sole and separate property, grantor, does hereby grant, bargain, sell and convey, without consideration, to **James Wade Thiriot and Linda Terwilleger Thiriot, Trustees of the James and Linda Thiriot Family Trust dated January 17, 2018, and any amendments thereto**, grantee, the following described property in County of Lincoln, State of Nevada:

**Real Property**

A Portion of APN #002-091-09, as set forth in the Record of Survey, Boundary Line Adjustments for Lincoln County School District and James Wade Thiriot recorded in the Office of the County Recorder of Lincoln County, State of Nevada, on November 20, 2012 as Document No. 0142212 and found in Plat Book D, page 78; and specifically described as:

All of that portion of vacated Callaway Street North of Lot 1, Block 24 of Panaca Town, Lincoln County Nevada, in the NW quarter Section 9, T. 2 S., R. 68 E., M.D.M. and more particularly described as follows:

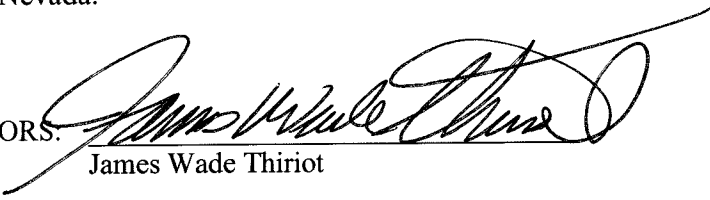
Beginning at the northwest corner of said Lot 1 of Block 24 from which the west quarter Section corner of Section 9, T. 2 S., R. 68 E., M.D.M. bears S 03°51'07" W 1845.18 feet; Thence N. 00°28'39" E 90.75' to the northern boundary of said vacated Callaway Street, from which the west quarter corner of said Section 9 bears S 04°24'53" W 1581.72'; Thence S 89°31'21" E 264.00'; Thence S 00°28'39" W 90.75' to the northeast corner of said Lot 1; Thence N 89°31'21" W 264.00' to the point of the beginning.

Containing 23,958 square feet more or less.

**SUBJECT TO ALL LIENS, ENCUMBRANCES, RESTRICTIONS, COVENANTS, EASEMENTS AND CONDITIONS OF RECORD.**

Grantee's Address: 4119 Monthill Ave., Las Vegas, NV 89121

WITNESS my hand on March 27, 2024, in the City of Henderson, County of Clark,  
State of Nevada.

GRANTORS:   
James Wade Thiriot

**NOTARY SUBSCRIPTION**

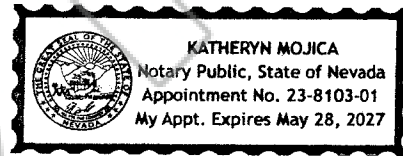
STATE OF NEVADA            )  
  ) ss.  
COUNTY OF CLARK        )

On March 27, 2024, before me, the undersigned Notary, personally appeared James Wade Thiriot, who is personally known to me or proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to this instrument and acknowledged that he executed it.

NOTARY SEAL:

Notary: 

My Commission Expires: May 28, 2027



**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)  
 a. A portion of 002-091-09  
 b. \_\_\_\_\_  
 c. \_\_\_\_\_  
 d. \_\_\_\_\_

2. Type of Property:
- |  |  |
|--|--|
| a. <input checked="" type="checkbox"/> Vacant Land | b. <input type="checkbox"/> Single Fam. Res. |
| c. <input type="checkbox"/> Condo/Twnhse           | d. <input type="checkbox"/> 2-4 Plex         |
| e. <input type="checkbox"/> Apt. Bldg              | f. <input type="checkbox"/> Comm'l/Ind'l     |
| g. <input type="checkbox"/> Agricultural           | h. <input type="checkbox"/> Mobile Home      |
| <input type="checkbox"/> Other                     |  |

<b>FOR RECORDERS OPTIONAL USE ONLY</b>	
Book _____	Page: _____
Date of Recording: _____	
Notes: Trust on File- KC	

- 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 07  
 b. Explain Reason for Exemption: Transfer to or from a trust without consideration.

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 Wade Thriot* Capacity: Grantor  
 James Wade Thriot  
 Signature \_\_\_\_\_ Capacity: \_\_\_\_\_

**SELLER (GRANTOR) INFORMATION**

Print Name: James Wade Thriot  
 Address: 4119 Monthill Ave.  
 City: Las Vegas  
 State: NV Zip: 89121

**BUYER (GRANTEE) INFORMATION**

Print Name: James and Linda Thriot Family Trust  
 Address: 4119 Monthill Ave.  
 City: Las Vegas  
 State: NV Zip: 89121

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

Print Name: Michaelson Law Escrow # \_\_\_\_\_  
 Address: 1746 W. Horizon Ridge Parkway  
 City: Henderson State: NV Zip: 89012