

A.P.N.: 013-030-79
File No: 13896-2672854 (TV)
R.P.T.T.: \$58.50

LINCOLN COUNTY, NV
\$95.50
RPTT:\$58.50 Rec:\$37.00
FIRST AMERICAN TITLE INSURANCE COMPANY
OFFICIAL RECORD
AMY ELMER, RECORDER

2024-166745

03/28/2024 02:24 PM

Page 2 of 2 AE

When Recorded Mail To: Mail Tax Statements To:
Howard Hopkinson
375 N Stephanie #20
Henderson, NV 89014

GRANT, BARGAIN and SALE DEED

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

Horaceo Castellanos, an unmarried man

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

Howard Hopkinson, an unmarried man

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

Parcel 2, of Subsequent Parcel Map for Parcel 1 of Map of Division into Large Parcels, Plat Book B at Page 336, Doc. #115183 for Nevada Land & Ranches, LLC recorded June 17, 2019, as File No. 2019-156618, in the Office of the County Recorder of Lincoln County, Nevada, Lying within the West Half (W 1/2) of the Southwest Quarter (SW 1/4) of Section 2, Township 3 South, Range 67 East, M.D.B. & M.

Excepting therefrom that portion conveyed to the County of Lincoln in a document recorded August 13, 2003 in Book 176, Page 317 of Official Records as Instrument No. 120716 in the Office of the County Recorder of Lincoln County, Nevada.

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.

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.

Horaceo Castellanos

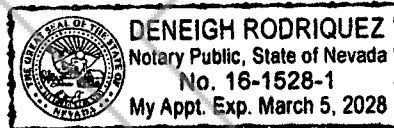
Horaceo Castellanos

STATE OF **NEVADA**)
 : **ss.**
 COUNTY OF **CLARK**)

This instrument was acknowledged before me on March 28, 2024 by **Horaceo Castellanos.**

[Signature]

Notary Public
(My commission expires: 3-5-2028)



Deneigh Rodriguez
16-1528-1
EXP. 3-5-2028

This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed under Escrow No. 13896-2672854.

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 013-030-79
- 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	
Book _____	Page: _____
Date of Recording: _____	
Notes: _____	

- 3. a) Total Value/Sales Price of Property: \$15,000.00
- b) Deed in Lieu of Foreclosure Only (value of property) (\$ _____)
- c) Transfer Tax Value: \$15,000.00
- d) Real Property Transfer Tax Due \$58.50

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]
Signature: _____

Capacity: Grantor
Capacity: _____

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

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

Print Name: Horaceo Castellanos
Address: 2575 E Tropicana Ave
City: Lv #8
State: NV Zip: 89119

Print Name: Howard Hopkinson
Address: 375 N Stephanie #20
City: Henderson
State: NV Zip: 89014

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

First American Title Insurance
Print Name: Company
Address 10000 W Charleston Blvd, Suite 180
City: Las Vegas

File Number: 13896-2672854 TV/ TV
State: NV Zip: 89135

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