

A.P.N.: 004-131-20
File No: 116-2671745 (TB)
R.P.T.T.: \$429.00

LINCOLN COUNTY, NV **2024-166749**
\$466.00
RPTT:\$429.00 Rec:\$37.00 **03/28/2024 04:31 PM**
FIRST AMERICAN TITLE INSURANCE COMPANY BY 2 KC
OFFICIAL RECORD
AMY ELMER, RECORDER

When Recorded Mail To: Mail Tax Statements To:
Mason Stirling and Annalee Stirling
PO Box 485
Alamo, NV 89001

GRANT, BARGAIN and SALE DEED

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

David Murvin Thomas, Jr. and Kristen Lee Thomas, Trustees of 5 Girls Thomas Trust dated July 20, 2023, who acquired title as David M. Thomas, Jr. and Kristen L. Thomas, Trustees of 5 Girls Thomas Trust dated July 20, 2023

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

Mason Stirling and Annalee Stirling, husband and wife as joint tenants

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

Lot 37, ALAMO SOUTH SUBDIVISION, TRACT NUMBER 1 UNIT 1, as shown by map thereof recorded January 13, 1977 in Book A-1 of Plats, Page 124, as File No. 59020, 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.

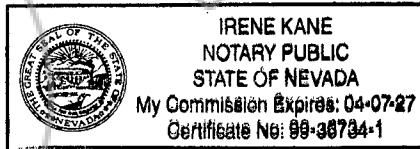
5 Girls Thomas Trust dated July 20, 2023

David Murvin Thomas, Jr. David Murvin Thomas, Jr. Trustee
Kristin L. Thomas Kristin Lee Thomas, Trustee

STATE OF **NEVADA**)
COUNTY OF **CLARK**) **SS.**

This instrument was acknowledged before me on 3-26-2024 by **David Murvin Thomas, Jr. and Kristen Lee Thomas, Trustees of the 5 Girls Thomas Trust dated July 20, 2023.**

Irene Kane
Notary Public
(My commission expires: 4-7-2027)



EXP 4.7.27

This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed under Escrow No. 116-2671745.

9936734-1

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 004-131-20
- 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: \$110,000.00
- b) Deed in Lieu of Foreclosure Only (value of property) (\$ _____)
- c) Transfer Tax Value: \$110,000.00
- d) Real Property Transfer Tax Due \$429.00

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)**

5 Girls Thomas Trust dated July
Print Name: 20, 2023
Address: 9375 Morehouse Place
City: Las Vegas
State: NV Zip: 89123

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

Mason Stirling and
Print Name: Annalee Stirling
Address: PO Box 485
City: Alamo
State: NV Zip: 89001

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

First American Title Insurance
Print Name: Company
Address 701 N Green Valley Pkwy, Ste 120
City: Henderson

File Number: 116-2671745 TB/ TB
State: NV Zip: 89074

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