

LINCOLN COUNTY, NV

2024-166772

\$37.00

RPTT:\$0.00 Rec:\$37.00

04/09/2024 08:42 AM

JEFFREY BURR LTD.

Pgs=3 AK

OFFICIAL RECORD

AMY ELMER, RECORDER

E07

APN: 005-231-11

When Recorded, Mail to:

Jeffrey Burr, Ltd.
2600 Paseo Verde Pkwy, Ste. 200
Henderson, NV 89074

Mail Tax Statements to:

Mr. Michael Wayne Fenner and Mrs. Samantha Jayne Fenner
700 Rivenbark Ct.
Las Vegas, NV 89145

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That MICHAEL W. FENNER and SAMANTHA JAYNE FENNER, Husband and Wife, as joint tenants, for good and other valuable consideration, do hereby Grant, Bargain, Sell and Convey to MICHAEL WAYNE FENNER and SAMANTHA JAYNE FENNER, Trustees of the FENNER FAMILY TRUST, dated April 12, 2018, as amended, or restated, or their successors all of their right, title and interest in that real property situated in the County of Lincoln, State of Nevada, bounded and described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

Commonly known as: 662 Meadow Ln., Pioche, NV 89043

GRANTEES' ADDRESS: FENNER FAMILY TRUST
700 Rivenbark Ct.
Las Vegas, NV 89145

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in any wise appertaining.

Witness their hands April 8, 2024.

Michael W. Fenner
MICHAEL W. FENNER

Samantha Jayne Fenner
SAMANTHA JAYNE FENNER

STATE OF NEVADA)
) ss.
COUNTY OF CLARK)

On April 8, 2024, before me the undersigned, a Notary Public in and for the said County of Clark, State of Nevada, personally appeared MICHAEL W. FENNER and SAMANTHA JAYNE FENNER personally known to me (or proved to me on the basis of satisfactory evidence) to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacity, and that by their signatures on the instrument, the persons, or the entity upon behalf of which the persons acted, executed the instrument.

WITNESS my hand and official seal.

Joselyn Quintero
NOTARY PUBLIC

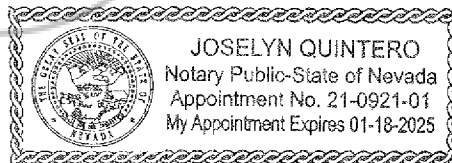


EXHIBIT A
Legal Description

**THAT PORTION OF THE SOUTHEAST QUARTER (SE 1/4) OF THE
SOUTHWEST QUARTER (SW 1/4) OF SECTIONAL 34, TOWNSHIP 5 SOUTH,
RANGE 67 EAST, M.D.B. & M DESCRIBED AS FOLLOWS:
THE EAST HALF (E1/2) OF THE FOLLOWING DESCRIBED PROPERTY**

**BEGINNING AT A POINT WHICH IS THE SOUTHWEST CORNER OF THIS
PARCEL FROM WHICH THE SOUTHWEST CORNER OF SAID SECTION 34
BEARS SOUTH 89° 42' 36" WEST A DISTANCE OF 1,317.38 FEET MORE OR
LESS; THENCE NORTH 0° 59' 09" E A DISTANCE OF 657.91 FEET MORE OR
LESS, TO THE NORTHWEST CORNER; THENCE N 89° 52' 27" EAST A
DISTANCE OF 663.32 FEET MORE OR LESS, TO THE NORTHEAST CORNER;
THENCE SOUTH 01° 11' 12" WEST A DISTANCE OF 656.18 FEET MORE OR
LESS, TO THE SOUTHEAST CORNER; THENCE SOUTH 89° 44' 27" WEST A
DISTANCE OF 661.05 FEET MORE OR LESS, TO THE POINT OF BEGINNING.**

**NOTE: THE ABOVE METES AND BOUNDS DESCRIPTION APPEARED
PREVIOUSLY IN THAT CERTAIN DOCUMENT RECORDED SEPTEMBER 13,
1985 IN BOOK 67, PAGE 298 AS DOCUMENT NO. 83428 OF OFFICIAL
RECORDS.**

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)

- a) 005-231-11
- b) _____
- c) _____

FOR RECORDER'S OPTION USE ONLY

Book: _____ Page: _____

Date of Recording: _____

Notes: Trust on File - AK

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

3. Total Value/Sales Price of Property

\$ 0.00

Deed in Lieu of Foreclosure Only (value of property)

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Transfer Tax Value

\$ 0.00

Real Property Transfer Tax Due

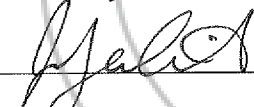
\$ 0.00

4. If Exemption Claimed:

- a. Transfer Tax Exemption per NRS 375.090, Section 07
- b. Explain Reason for Exemption: Transfer without consideration to or from a Trust

5. Partial Interest: Percentage being transferred: _____ %

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 1% per month. Pursuant to NRS 375.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

Signature 

Capacity Legal Assistant

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

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

Print Name: MICHAEL W. FENNER and
SAMANTHA JAYNE
FENNER

Print Name: FENNER FAMILY TRUST

Address: 700 Rivenbark Ct.

Address: 700 Rivenbark Ct.

City: Las Vegas

City: Las Vegas

State: NV Zip: 89145

State: NV Zip: 89145

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

Print Name: JEFFREY BURR, LTD.

Escrow #: _____

Address: 2600 Paseo Verde Pkwy. #200

City: Henderson State: Nevada Zip: 89074

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED