

A.P.N.: 003-171-05
File No: 13896-2672614 (MR)
R.P.T.T.: \$741.00

LINCOLN COUNTY, NV
\$778.00
RPTT:\$741.00 Rec:\$37.00
FIRST AMERICAN TITLE INSURANCE COMPANY
OFFICIAL RECORD
AMY ELMER, RECORDER

2024-166788

04/16/2024 02:28 PM

PLS-2 KC

When Recorded Mail To: Mail Tax Statements To:
Mark F Stivers
124 Rowan Drive
Caliente, NV 89008

GRANT, BARGAIN and SALE DEED

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

Champery Real Estate 2015, LLC

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

Mark F Stivers, an unmarried man

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

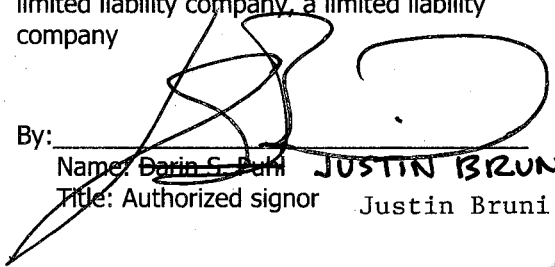
Lot 24 and the West 10 feet of Lot 25 of AMENDED PLAT OF ROWAN SUBDIVISION as shown by map thereof recorded December 11, 1969 in Plat Book A, Page 78, as File No. 48575, in the Office of the County Recorder of Lincoln County, Nevada.

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

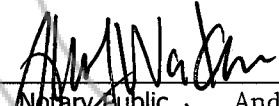
1. All general and special taxes for the current fiscal year.
2. Covenants, Conditions, Restrictions, Reservations, Rights, Rights of Way and Easements now of record.

Champery Real Estate 2015, LLC, a California limited liability company, a limited liability company

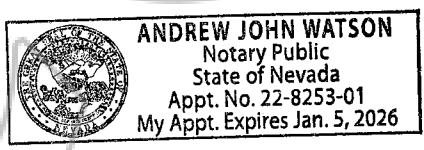
By: 
Name: ~~Darin S. Palm~~ **JUSTIN BRUNI**
Title: Authorized signor Justin Bruni

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

This instrument was acknowledged before me on April 2, 2024 by Champery Real Estate/2015 LLC/ Justin Bruni authorized signor


Notary Public Andrew John Watson
(My commission expires: 1/5/2026)

This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed under Escrow No. 13896-2672614.



**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 003-171-05
- 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: \$189,900.00
- b) Deed in Lieu of Foreclosure Only (value of property) (\$ _____)
- c) Transfer Tax Value: \$189,900.00
- d) Real Property Transfer Tax Due \$741.00

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: GRANTOR
Capacity: _____

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

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

Print Name: Champery Real Estate 2015 LLC
Address: 2320 Potosi Street #130
City: Las Vegas
State: NV Zip: 89146

Print Name: Mark F Stivers
Address: 124 Rowan Drive
City: Caliente
State: NV Zip: 89008

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: 13896-2672614 MR/ MR
State: NV Zip: 89135

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