

A.P.N.: 001-046-09 and 001-046-15
File No: 13895-2673766 (SC)
R.P.T.T.: \$1,033.50

LINCOLN COUNTY, NV **2024-166856**
\$1,070.50
RPTT:\$1033.50 Rec:\$37.00 **05/06/2024 12:50 PM**
FIRST AMERICAN TITLE INSURANCE COMPANY #3 AK
OFFICIAL RECORD
AMY ELMER, RECORDER

When Recorded Mail To: Mail Tax Statements To:
Alan G. Forrester
PO Box 534
Pioche, NV 89043

GRANT, BARGAIN and SALE DEED

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

David P. LeGrand and Laura M. LeGrand, Trustees of The LeGrand Family Trust dated October 15, 2019 and David LeGrand and Laura LeGrand trustees of The LeGrand Family Trust

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

Alan G. Forrester, an unmarried man

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

Parcel 1:

The North Half (N 1/2) of Lot Twenty-Three (23) in the HENRY LEE'S SUBDIVISION to the Town of Pioche, Lincoln County, Nevada, according to the map thereof recorded December 18, 1908 in the Office of the County Recorder of Lincoln County as File No. 16373, in Book A of Plats, Page 33, Lincoln County Records.

Parcel 2:

Lot 2931A of a Merger & Resubdivision Parcel Map for The Legrand Family Trust of The Town of Pioche, Lincoln County, Nevada, according to the map thereof recorded January 15, 2021 as File No. 2021-159449 in the Office of the County Recorder of Lincoln County being a re-division of lots 29 and 31 of HENRY LEE'S SUBDIVISION to the Town of Pioche, Lincoln County, Nevada, according to the map thereof recorded December 18, 1908 in the Office of the County Recorder of Lincoln County as File No. 16373, in Block A of Plats, Page 33, Lincoln County Records.

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.

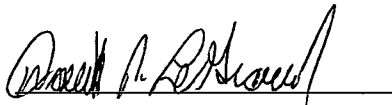
Subject to

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.

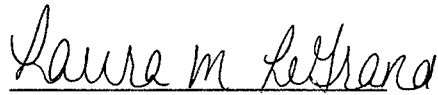
COOPY

The LeGrand Family Trust dated October 15, 2019

and The LeGrand Family Trust



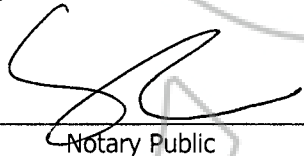
David P. LeGrand, Trustee



Laura M. LeGrand, Trustee

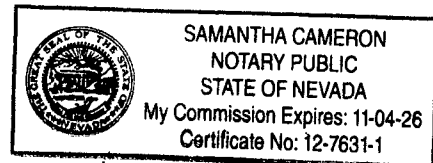
STATE OF **NEVADA**)
 : **ss.**
COUNTY OF **CLARK**)

This instrument was acknowledged before me on 05/02/2024 by **David P. LeGrand and Laura M. LeGrand, Trustees of The LeGrand Family Trust.**



Notary Public

(My commission expires: 11/04/2026)



This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed under Escrow No. 13895-2673766.

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
 a) 001-046-09 and 001-046-15
 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: \$265,000.00
 b) Deed in Lieu of Foreclosure Only (value of property) (\$ _____)
 c) Transfer Tax Value: \$265,000.00
 d) Real Property Transfer Tax Due \$1,033.50

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: _____

Capacity: Agent

Signature: _____

Capacity: _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)

BUYER (GRANTEE) INFORMATION
(REQUIRED)

David P. LeGrand and Laura M. LeGrand, Trustees of The LeGrand Family Trust dated October 15, 2019 and David LeGrand and Laura LeGrand trustees of The LeGrand Family

Print Name: Trust

Print Name: Alan G. Forrester

Address: Post Office Box 58

Address: PO Box 534

City: Pioche

City: Pioche

State: NV Zip: 89043

State: NV Zip: 89043

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

First American Title Insurance

Print Name: Company

File Number: 13895-2673766 SC/ SC

Address 2500 N Buffalo Drive, Ste 120

City: Las Vegas

State: NV Zip: 89128

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