

LINCOLN COUNTY, NV
\$241.75
RPTT:\$204.75 Rec:\$37.00
FIRST AMERICAN TITLE INSURANCE COMPANY
OFFICIAL RECORD
AMY ELMER, RECORDER

2024-166896

05/20/2024 09:17 AM

PLS-2 KC

A.P. No. 001-250-25
Escrow No. 13895-2673882-RC/CJ
R.P.T.T. \$204.75

WHEN RECORDED RETURN TO:

Chad Christensen and Tina Christensen
8205 Glistening Rush
Las Vegas, NV 89131

MAIL TAX STATEMENTS TO:

Chad Christensen and Tina Christensen
8205 Glistening Rush
Las Vegas, NV 89131

GRANT, BARGAIN and SALE DEED

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

Jenifer Pytko, trustee of the Simile Trust dated 11/9/2010

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

Chad Christensen and Tina Christensen, husband and wife as joint tenants

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

A portion of the Northwest Quarter (NW 1/4) of the Northeast Quarter (NE 1/4) of Section 14, Township 1 North, Range 67 East, M.D.B. & M., more particularly described as follows;

Parcel 4 as shown on that certain Parcel Map for J. and S. Properties, L.L.C. recorded May 19, 2006 in the Office of the County Recorder of Lincoln County, Nevada in Book C of Plats, Page 208 as File No. 126538, Lincoln County, Nevada Records.

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.

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.

Date: Print Date 05/10/2024

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 001-250-25
- 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 ONLY	
Book _____	Page: _____
Date of Recording: _____	
Notes: _____	

- 3. a) Total Value/Sales Price of Property: \$52,500.00
- b) Deed in Lieu of Foreclosure Only (value of property) (\$ _____)
- c) Transfer Tax Value: \$52,500.00
- d) Real Property Transfer Tax Due \$204.75

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: *Simile Trust*
Signature: _____

Capacity: Grantor
Capacity: _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: Simile Trust dated 11/9/2010
Address: 9850 S. Maryland PKwy #127
City: Las Vegas
State: NV Zip: 89183

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Chad Christensen and Tina Christensen
Address: 8205 Glistening Rush
City: Las Vegas
State: NV Zip: 89131

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

Print Name: First American Title Insurance Company File Number: 13895-2673882 RC/RC
Address: 2500 N Buffalo Drive, Ste 120
City: Las Vegas State: NV Zip: 89128

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