

A.P.N.: 013-042-41
File No: 13896-2674375 (TV)
R.P.T.T.: \$2,047.50

LINCOLN COUNTY, NV
\$2,084.50
RPTT:\$2047.50 Rec:\$37.00
FIRST AMERICAN TITLE INSURANCE COMPANY
OFFICIAL RECORD
AMY ELMER, RECORDER

2024-167139

06/05/2024 10:23 AM

Page 2 of 2 AK

When Recorded Mail To: Mail Tax Statements To:
Richard D. Leavitt
7204 Eve Court
Las Vegas, NV 89145

GRANT, BARGAIN and SALE DEED

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

Brian C. Timperley and Amy L. Timperley, husband and wife as joint tenants with right of survivorship

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

Richard D. Leavitt, a married man as his sole and separate property

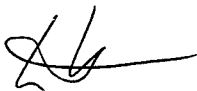
the real property situate in the County of Lincoln, State of Nevada, described as follows:

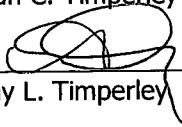
Lot Forty (40) of HIGHLAND KNOLLS Subdivision, Lincoln County, Nevada, being a Subdivision of the North Half (N 1/2) of Section 3, T. 3S., R. 67E., M.D.B.&M.

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.

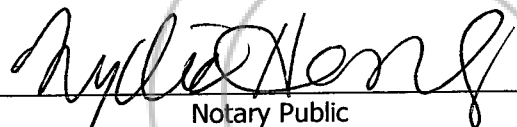


Brian C. Timperley


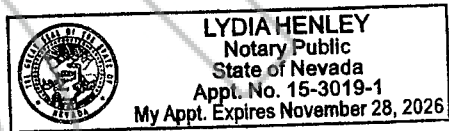
Amy L. Timperley

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

This instrument was acknowledged before me on June 4, 2024 by **Brian C. Timperley and Amy L. Timperley.**



Notary Public
(My commission expires: 11-28-2026)



This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed under Escrow No. 13896-2674375.

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 013-042-41
- 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: \$525,000.00
- b) Deed in Lieu of Foreclosure Only (value of property) (\$ _____)
- c) Transfer Tax Value: \$525,000.00
- d) Real Property Transfer Tax Due \$2,047.50

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: X _____

Capacity: Grantor

Signature: _____

Capacity: _____

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

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

Print Name: Brian C. Timperley and Amy L. Timperley

Print Name: Richard D. Leavitt

Address: 368 Desert Cove Rd

Address: 7204 Eve Ln

City: Henderson

City: LV

State: NV Zip: 89012

State: NV Zip: 89145

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

Print Name: First American Title Insurance Company

File Number: 13896-2674375 TV/ TV

Address 10000 W Charleston Blvd, Suite 180

City: Las Vegas

State: NV Zip: 89135

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