

APN: 004-011-09

LINCOLN COUNTY, NV 2024-167147
Rec:\$37.00
Total:\$37.00 06/06/2024 11:51 AM
DEVORA B SMALLWOOD FMLY TRST Pgs=4 KC

WHEN RECORDED, MAIL TO:

Matthew McArthur
TruLaw
2850 W. Horizon Ridge Pkwy #200
Henderson, NV 89052



OFFICIAL RECORD
AMY ELMER, RECORDER

E07

MAIL TAX NOTICES TO:

David T. Smallwood, Trustee
The Devora B Smallwood Family Trust
P.O. Box 479
Alamo, NV 89001

GRANT, BARGAIN AND SALE DEED

THIS DEED is executed on May 23, 2024, by David T. Smallwood, whose address is P.O. Box 479, Alamo, NV 89001, as grantor (the "Grantor"), in favor of David T. Smallwood, or his successor(s), as trustee(s) of The Devora B Smallwood Family Trust, dated May 23, 2024, as grantee ("Grantee") whose address is P.O. Box 479, Alamo, NV 89001.

WITNESSETH:

FOR THE SUM OF TEN DOLLARS (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Grantor hereby Grants, Bargains, Sells and Conveys to Grantee that certain real property (the "Property") located in Lincoln County, Nevada, which is more particularly described as follows:

A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER (NE1/4) OF THE SOUTHWEST QUARTER (SW1/4) OF SECTION 5, TOWNSHIP 7 SOUTH, RANGE 61 EAST, M.D.B.& M., MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT 200 FEET SOUTH OF THE CENTER OF SECTION 5, TOWNSHIP 7 SOUTH, RANGE 61 EAST, M.D.M. (SAID POINT OF BEGINNING OTHERWISE DESCRIBED AS 200 FEET SOUTH OF THE NORTHEAST CORNER OF THE NE 1/4 OF THE SW 1/4 OF SAID SECTION 5), RUNNING THENCE SOUTH (ON THE QUARTER SECTION LINE) 287 FEET, THENCE WEST 339 FEET, THENCE NORTH 100 FEET; THENCE ON AN ANGLE OF ABOUT NORTH 60° EAST ABOUT 385 FEET TO THE POINT OF BEGINNING.

NOTE: THE ABOVE METES AND BOUNDS LEGAL DESCRIPTION APPEARED PREVIOUSLY IN THAT CERTAIN DOCUMENT RECORDED MARCH 20, 1995 IN BOOK 112, PAGE 526, AS INSTRUMENT NO. 103203.

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; and

SUBJECT TO all existing liens, encumbrances, rights-of-way, easements, restrictions, reservations and other matters of record enforceable at law or in equity, including, without limitation, the following:

1. Taxes and assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property, or by the public records.
2. Any facts, rights, interests or claims that are not shown by the public records but that could be ascertained by an inspection of the Property or by making inquiry of persons in possession thereof.
3. Easements, claims of easement or encumbrances that are not shown by the public records.
4. Discrepancies, conflicts on boundary lines, shortages in area, encroachments or any other facts that a correct survey would disclose, and that are not shown by public records.
5. Unpatented mining claims, reservations or exceptions in patents or in Acts authorizing the issuance thereof; water rights or claims or title to water.
6. Any lien or right to a lien for services, labor or material heretofore or hereafter furnished, imposed by law and not shown by the public records.
7. Taxes for the current fiscal year.

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IN WITNESS WHEREOF, Grantor has executed this Deed in favor of Grantee as of the date first set forth above.

"Grantor"



David T. Smallwood

STATE OF NEVADA }
 }ss.
COUNTY OF CLARK }

On May 23, 2024, before me, **Misty McArthur**, personally appeared **David T. Smallwood**, personally known to me or proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to this Grant, Bargain and Sale Deed, and acknowledged that he or she executed it.



NOTARY PUBLIC

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
 a) 004-011-09
 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
 Other _____

FOR RECORDERS OPTIONAL USE ONLY
 Book _____ Page _____
 Date of Recording: _____
 Notes: _____

3. a) Total Value/Sales Price of Property \$ -0-
 b) Deed in Lieu of Foreclosure Only (value of property) (-0-)
 c) Transfer Tax Value \$ -0-
 d) Real Property Transfer Tax Due \$ -0-

4. If Exemption Claimed:

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

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 Math McArthur Capacity Attorney
 Signature Math McArthur Capacity Attorney

SELLER (GRANTOR) INFORMATION (REQUIRED)

Print Name: David T. Smallwood
 Address: P.O. Box 479
 City: Alamo
 State: NV Zip: 89001

BUYER (GRANTEE) INFORMATION (REQUIRED)

Print Name: The Devora B Smallwood Family Trust
 Address: P.O. Box 479
 City: Alamo
 State: NV Zip: 89001

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

Print name: TruLaw Escrow #: _____
 Address: 2850 W. Horizon Ridge Pkwy #200
 City: Henderson State: NV Zip: 89052

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