

LINCOLN COUNTY, NV

2024-167181

\$349.00

RPTT:\$312.00 Rec:\$37.00

06/20/2024 04:49 PM

FIRST AMERICAN TITLE INSURANCE COMPANY

OFFICIAL RECORD

AMY ELMER, RECORDER

A.P. No. 004-151-09
Escrow No. 13895-2666948-DP/er
R.P.T.T. \$312.00

WHEN RECORDED RETURN TO:

Walter Sleppy and Pamela Sleppy
386 Hafen Lane
Mesquite, NV 89027

MAIL TAX STATEMENTS TO:

Walter Sleppy and Pamela Sleppy
386 Hafen Lane
Mesquite, NV 89027

GRANT, BARGAIN and SALE DEED
******SIGNED IN COUNTERPARTS******

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

Leslie A. McCord, as Trustee of The Leslie A. McCord Trust dated July 29, 2009, and any amendments, as their interest may appear and Cheryl A. Millard-Nutt, a widow, as joint tenants

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

Walter Sleppy and Pamela Sleppy, husband and wife as joint tenants with right of survivorship

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

THE NORTH HALF (N 1/2) OF THE NORTHWEST QUARTER (NW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 5, TOWNSHIP 7 SOUTH, RANGE 61 EAST, M.D.B. AND M., LINCOLN COUNTY, NEVADA.

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.

Leslie A. McCord, as Trustee of The Leslie A. McCord Trust dated July 29, 2009, and any amendments, as their interest may appear

****Signed in counterparts****

Leslie A. McCord, Trustee

Cheryl A Millard-Nutt

Cheryl A. Millard-Nutt

STATE OF Oregon)
 : ss.
COUNTY OF)

This instrument was acknowledged before me on _____ by
Leslie A. McCord, Trustee of the Leslie A. McCord Trust.

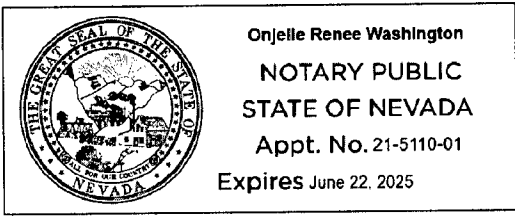
Notary Public
(My commission expires: _____)

STATE OF Nevada)
 : ss.
COUNTY OF CLARK)

This instrument was acknowledged before me on 06/14/2024 by
Cheryl A. Millard-Nutt.

Onjelle R. Washington

Notary Public
(My commission expires: 06/22/2025)



This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed under Escrow No. 13895-2666948

Notarized remotely using audio-video communication technology via Proof.

Leslie A. McCord, as Trustee of The Leslie A. McCord Trust dated July 29, 2009, and any amendments, as their interest may appear

Leslie A. McCord
Leslie A. McCord, Trustee

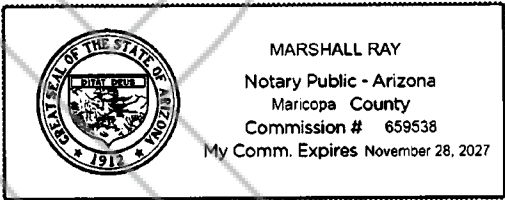
Signed in counterparts

Cheryl A. Millard-Nutt

STATE OF Arizona)
 : **ss.**
COUNTY OF)
Maricopa

This instrument was acknowledged before me on
06/17/2024 by
Leslie A. McCord, Trustee of the Leslie A. McCord Trust.

[Signature]
Notary Public
(My commission expires: 11/28/2027)



Notarized remotely online using communication technology via Proof.

~~STATE OF Oregon)
 : **ss.**
COUNTY OF)~~

~~This instrument was acknowledged before me on
 by
Cheryl A. Millard-Nutt.~~

~~Notary Public
(My commission expires:)~~

This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed under Escrow No. 13895-2666948

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
 a) 004-151-09
 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
 i) Other _____

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

3. a) Total Value/Sales Price of Property: \$80,000.00
 b) Deed in Lieu of Foreclosure Only (value of property) (\$ _____)
 c) Transfer Tax Value: \$80,000.00
 d) Real Property Transfer Tax Due \$312.00

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]*
 Signature: _____

Capacity: *Agent*
 Capacity: _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: Leslie A. McCord Trust and Cheryl A. Millard-Nutt
 Address: 2130 Nolan Lane
 City: West Linn
 State: OR Zip: 97068

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Walter Sleppy and Pamela Sleppy
 Address: 386 Hafen Lane
 City: Mesquite
 State: NV Zip: 89027

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)
 Print Name: First American Title Insurance Company File Number: 13895-2666948 DP/DP
 Address: 2500 N Buffalo Drive, Ste 120
 City: Las Vegas State: NV Zip: 89128

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