

A.P.N.: 001-240-16 and 001-240-17 and 001-240-30 and 001-240-35 and 001-240-36
File No: 13896-2675320 (TV)
R.P.T.T.: \$678.60

LINCOLN COUNTY, NV
\$715.60
RPTT:\$678.60 Rec:\$37.00
FIRST AMERICAN TITLE INSURANCE COMPANY
OFFICIAL RECORD
AMY ELMER, RECORDER

2024-167192

06/25/2024 12:22 PM

PLS-3 AK

When Recorded Mail To: Mail Tax Statements To:
Donbert, LLC
3101 Autumn Leaf Ct.
Las Vegas, NV 89108

GRANT, BARGAIN and SALE DEED

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

Gloria Cutcher

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

Donbert, LLC

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

Parcel 1:

Lots 3 and 4 as shown on Parcel Map for Patricia (Blanchard) Vegas, filed in the Office of the County Recorder of Lincoln County on October 2, 1990 in Book A, Page 321 of Plats, as File No. 095123, located in a portion of the SE 1/4 NE 1/4 of Section 14, Township 1 North, Range 67 East, M.D.B.&M.

Parcel 2:

A portion of the West One-Half (W 1/2) of the Southeast Quarter (SE 1/4) of the Southeast Quarter (SE 1/4) of the Northeast Quarter (NE 1/4) of Section 14, Township 1 North, Range 67 East, MDB&M., Lincoln County, Nevada, and more particularly described as follows:

Beginning at the Southeast Corner (SE cor.) of the Southeast Quarter (SE 1/4) of the Northeast Quarter (NE 1/4) of said Section 14 and running thence South 89° 07' 54" West, along the South line of said Southeast Quarter (SE 1/4) of the Northeast Quarter (NE 1/4) of Section 14 a distance of 454.79 feet to the true Point of Beginning, thence continuing on the same course a distance of 175.38 feet; thence running North 0° 05' East, a distance of 364.06 feet; thence running at a right angle North 80° 07' 54" East, a distance of 295 feet; thence running Southwesterly a distance of 385.33 feet more or less to the true Point of Beginning.

Also known as Parcel 3D on that Parcel Map recorded in Book A1 of Plats at Page 423 Lincoln County, Nevada, Records.

Parcel 3:

A portion of the South Half (S 1/2) of the Southeast Quarter (SE 1/4) of the Northeast Quarter (NE 1/4) of Section 14, Township 1 North, Range 67 East, M.D.B.&M., and more particularly described as follows:

Parcels 1 and 2 of that certain Parcel Map recorded May 27, 1997 in the Office of the County Recorder of Lincoln County, Nevada in Book B of Plats, Page 39 as File No. 109019, Lincoln County, Nevada 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.

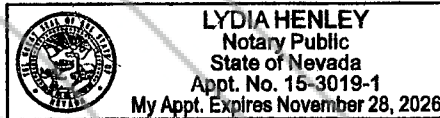
Gloria Cutcher

Gloria Cutcher

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

This instrument was acknowledged before me on June 25th, 2024 by **Gloria Cutcher.**

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



This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed under Escrow No. 13896-2675320.

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
 a) *SEE ATTACHED*
 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: \$174,000.00
 b) Deed in Lieu of Foreclosure Only (value of property) (\$ _____)
 c) Transfer Tax Value: \$174,000.00
 d) Real Property Transfer Tax Due \$678.60

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 Gloria Cutcher Capacity: Grantor
 Signature: _____ Capacity: _____

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

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

Print Name: Gloria Cutcher
 Address: 6300 Lorille Ln
 City: Las Vegas
 State: NV Zip: 89108

Print Name: Donbert, LLC
 Address: 3101 Autumn Leaf Ct.
 City: Las Vegas
 State: NV Zip: 89108

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

First American Title Insurance
 Print Name: Company
 Address 10000 W Charleston Blvd, Suite 180
 City: Las Vegas

File Number: 13896-2675320 TV/ TV
 State: NV Zip: 89135

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

DECLARATION OF VALUE (PARCELS)

001-240-16

001-240-17

001-240-30

001-240-35

001-240-36

