

LINCOLN COUNTY, NV

2024-167195

\$1,402.00

RPTT:\$1365.00 Rec:\$37.00 06/26/2024 09:46 AM

FIRST AMERICAN TITLE INSURANCE COMPANY 3 AK

OFFICIAL RECORD

AMY ELMER, RECORDER

A.P. No. 004-114-04
Escrow No. 13895-2674938-RC/CJ
R.P.T.T. \$1,365.00

WHEN RECORDED RETURN TO:

Taylor W. Poulsen and Sasha Poulsen
P.o Box 552
Alamo, NV 89001

MAIL TAX STATEMENTS TO:

Taylor W. Poulsen and Sasha Poulsen
P.o Box 552
Alamo, NV 89001

GRANT, BARGAIN and SALE DEED

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

Bryn C. Blake and Devon Blake, wife and husband as joint tenants

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

Taylor W. Poulsen and Sasha Poulsen, 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:

That portion of the Northeast Quarter (NE 1/4) of the Northwest Quarter (NW 1/4) of Section 8, Township 7 South, Range 61 East M.D.B. & M., described as follows:

Commencing at the Northeast (NE) corner of that certain parcel described in Deed to Elmer Bingham recorded August 1, 1952 in Book "J-1" of Real Estate Deeds, Page 261, Lincoln County Records, said point being also the Northwest (NW) corner of the property belonging to Press Lamb on the 23rd Day of July, 1955 and running thence West four hundred ninety-five (495) feet to a point of the East right of way line of 1st West Street, Alamo Townsite; thence running along said right of way line South two hundred seventeen (217) feet to the Southwest (SW) corner of that certain parcel described in Deed to J.M. Bingham recorded March 31, 1955 in Book "K-1" of Real Estate Deeds, Page 103, Lincoln County Records, said point being the true Point of Beginning; thence continuing south one hundred ten (110) feet to a point; thence East ninety-five (95) feet to a Cement Irrigation Ditch; thence Northeasterly along said Cement Ditch one hundred ten (110) feet more or less to the Southeast (SE) corner of the aforementioned J.M. Bingham Parcel; thence West along the South line of said J.M. Bingham Parcel one hundred twenty-two (122) feet to the true Point of Beginning.

Together with

Beginning at a point on the East side of the Southern Extension of First West Street from which the Northwest corner of the said Section 8 bears N 69° 24' 37" W 1898.57';

Thence N 89° 35' 19" E 124.50' to a reference monument (A #5 Rebar with cap stamped ref-monument PLS 12751);

Thence continuing 8.36' to the centerline of the concrete lined irrigation canal;

Thence S 16° 28' 18" W 6.8' along said centerline;

**Thence S 89° 46' 20" W 130.83' to the East right of way of the South Extension of First West Street;
Thence N 00° 55' 19" W 6.09' along the said East right of First West Street to the Point of Beginning.**

Together with

**Beginning at the Southeast Corner of this Boundary Line Adjustment in the Centerline of the said Concrete Lined Canal from which a reference monument, a Rebar with cap stamped ref monument PLS 12751 bears N 89° 46' 20" E 8.35' and from which the Northwest corner of said Section 8 bears N 67° 19' 55" W 2032.65';
Thence S 89° 46' 20" W 26.47';
Thence N 28° 11' 00" E 125.05 to the said centerline;
Thence S 16° 29' 18" W 114.85' along the said centerline to the Point of Beginning.**

Note : The above metes and bounds description appeared previously in that certain document recorded May 24, 2022, as Instrument No. 2022-162346 of Official 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: 06/18/2024

STATE OF NEVADA
DECLARATION OF VALUE

1. Assessor Parcel Number(s)

- a) 004-114-04
- 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:

\$350,000.00

b) Deed in Lieu of Foreclosure Only (value of property)

(\$ _____)

c) Transfer Tax Value:

\$350,000.00

d) Real Property Transfer Tax Due

\$1,365.00

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]

Capacity: Grantee

Signature: Sasha Poulsen

Capacity: Grantor

SELLER (GRANTOR) INFORMATION
(REQUIRED)

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Bryn C. Blake and Devon Blake

Print Name: Taylor W. Poulsen and Sasha Poulsen

Address: PO Box 632

Address: P.o Box 552

City: Alamo,

City: Alamo

State: NV Zip: 89001

State: NV Zip: 89001

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

Print Name: First American Title Insurance Company

File Number: 13895-2674938 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)