

LINCOLN COUNTY, NV **2024-167225**
\$130.60
RPTT:\$93.60 Rec:\$37.00 **07/09/2024 01:58 PM**
STEWART TITLE LAS VEGAS WARM SPRINGS, NV 89133
OFFICIAL RECORD
AMY ELMER, RECORDER

A.P.N. No.:	013-042-04
R.P.T.T.	\$ 93.60
File No.:	2358296
Recording Requested By:	
Stewart Title Company	
Mail Tax Statements To:	<i>Same as below</i>
When Recorded Mail To:	
Benjamin Abrica-Ceja and Milagros Lucina Rodriguez Covarrubia	
6525 Night Owl Bluff Avenue	
North Las Vegas, NV 89084	

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That **Richard L. Hafen, Sherry D. Hafen and Mary Ellen Nelson, as Trustees of the Hafen Irrevocable Trust dated July 30, 2008** for valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to **Benjamin Abrica-Ceja and Milagros Lucina Rodriguez Covarrubia, husband and wife as joint tenants** all that real property situated in the County of Lincoln, State of Nevada, bounded and described as follows:

Lot Thirty-Seven (37) of HIGHLAND KNOLLS SUBDIVISION recorded August 9, 1972 in Book A of Plats, Page 100, as Document No. 51895 in the Office of the County Recorder of Lincoln County, Nevada.

APN 013-042-04

***SUBJECT TO:**

1. Taxes for the fiscal year;
2. Reservations, restrictions, conditions, rights, rights of way and easements, if any of record on said premises.

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and any reversions, remainders, rents, issues or profits thereof.

SIGNATURES AND NOTARY ON PAGE 2
THIS GRANT BARGAIN SALE DEED MAY BE SIGNED IN COUNTERPART.

The Hafen Irrevocable Trust dated July 30, 2008

By: Richard L. Hafen Date: 7/8/2024
Richard L. Hafen, Trustee RICHARD L. HAFEN

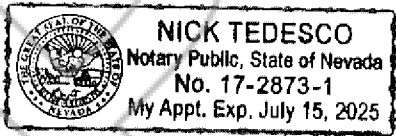
By: Sherry D. Hafen Date: 7/8/2024
Sherry D. Hafen, Trustee Sherry D. Hafen

By: Mary Ellen Nelson Date: 7/8/2024
Mary Ellen Nelson, Trustee
Mary Ellen Nelson

State of Nevada)
County of ~~Lincoln~~ Clark) ss
MT

This instrument was acknowledged before me on the 8 day of July, 2024
By: Richard L Hafen and Sherry D Hafen and Mary Ellen Hafen as Trustees of The Hafen Irrevocable Trust dated July 30, 2008

Signature: [Signature]
Notary Public Nick Tedesco
~~NT Sherree Edwards~~
My Commission Expires: 7/15/2025



**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a) 013-042-04
 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
 Other _____

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

3. a. Total Value/Sales Price of Property \$ 24,000.00
 b. Deed in Lieu of Foreclosure Only (value of property) (_____)
 c. Transfer Tax Value: \$ 24,000.00
 d. Real Property Transfer Tax Due \$ 93.60

4. **If Exemption Claimed:**
 a. Transfer Tax Exemption per NRS 375.090, Section _____
 b. Explain Reason for Exemption: _____

5. Partial Interest: Percentage being transferred: _____ %

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 Grantor or agent
 Signature _____ Capacity Grantee

SELLER (GRANTOR) INFORMATION
(REQUIRED)
 Print Name: The Hafen Irrevocable Trust dated July 30, 2008
 Address: 2383 N. Gateway Road
 City: Las Vegas
 State: NV Zip: 89115

BUYER (GRANTEE) INFORMATION
(REQUIRED)
 Print Name: Benjamin Abrica-Ceja and Milagros Lucina Rodriguez Covarrubia
 Address: 6525 Night Owl Bluff Avenue
 City: North Las Vegas
 State: NV Zip: 89084

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)
 Print Name: Stewart Title Company Escrow # 2358296
 Address: 7251 W Lake Mead Blvd, Suite 350
 City: Las Vegas State: NV Zip: 89128