

LINCOLN COUNTY, NV

2024-167252

\$37.00

RPTT:\$0.00 Rec:\$37.00

07/17/2024 02:51 PM

FIRST AMERICAN TITLE INSURANCE COMPANY BY 7 KC

OFFICIAL RECORD

AMY ELMER, RECORDER

E03

APN# 004-063-08

Recording Requested by and Return To:

Name: The Hastings Family Trust

Address: P.O. Box 457

City/State/Zip: Alamo, NV 89001

Grant, Bargain and Sale Deed

(Title on Document)

Re-record GBSD recorded on 11/24/2015 as document#
0148607 to correct the legal description

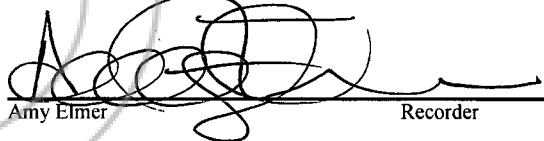
File No. 13895-2673057(DPC) _____

CERTIFICATION OF COPY

State of Nevada }
County of Lincoln } ss.

I, Amy Elmer, the duly elected, qualified and acting County Recorder of Lincoln County, in the State of Nevada, do hereby certify that the foregoing is a true, full and correct copy of the original Grant, Bargain and Sale Deed now on file in this office, in Book 299 of Official Records Page 644-647 as Document Number 2015-148607

IN WITNESS WHEREOF, I have set my hand and affixed the Seal of my office, in Pioche, Nevada, on Tuesday, July 09, 2024 at 4:44 PM



Amy Elmer Recorder

Amanda Kulani Deputy Recorder

Kelbee Cole Deputy Recorder

LINCOLN COUNTY RECORDER/AUDITOR
OFFICE OF AMY ELMER
PO BOX 218 PIOCHE, NV 89043
PHONE (775)962-8076 FAX (775)962-5482

DOC # 0148607

11/24/2015 03:59 PM

Official Record

Recording requested By
BARLOW FLAKE LLP

Lincoln County - NV

Leslie Boucher - Recorder

Fee: \$17.00

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RPTT:

Recorded By: HB

Book- 299 Page- 0644



APN: 004-063-08

WHEN RECORDED, MAIL TO:

Jordan M. Flake
CLEAR COUNSEL LAW GROUP
50 S. Stephanie St. Suite 101
Henderson, NV 89012

MAIL TAX NOTICES TO:

The Hastings Family Trust
Carl E. Hastings & Joann P. Hastings, Trustees
PO Box 457
Alamo, NV 89001

GRANT, BARGAIN AND SALE DEED

THIS DEED is executed on October 30, 2015, by Carl E. Hastings and Joann P. Hastings, as grantors (the "Grantor"), whose address is 277 Weeping Willow Ave., Alamo, NV 89001, in favor of Carl E. Hastings and Joann P. Hastings, or their successor(s), as trustees of the Hastings Family Trust, dated October 30, 2015, as grantees ("Grantee") whose address is 277 Weeping Willow Ave., 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, commonly known as 277 Weeping Willow Ave., Alamo, NV 89001. Please find the legal description attached hereto as Exhibit "A."

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.



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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.

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

"Grantors"



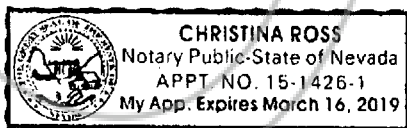
 Carl E. Hastings



 Jeanne P. Hastings

STATE OF NEVADA }
 } ss.
 COUNTY OF CLARK }

On October 30, 2015, before me, **Christina Ross**, personally appeared **Carl E. Hastings** 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. I declare under penalty of perjury that the person whose name is ascribed to this instrument appears to be of sound mind and under no duress, fraud, or undue influence.





 NOTARY PUBLIC



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STATE OF NEVADA }
 }ss.
COUNTY OF CLARK }

On October 30, 2015, before me, **Christina Ross**, personally appeared **Joann P. Hastings** 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. I declare under penalty of perjury that the person whose name is ascribed to this instrument appears to be of sound mind and under no duress, fraud, or undue influence.





NOTARY PUBLIC

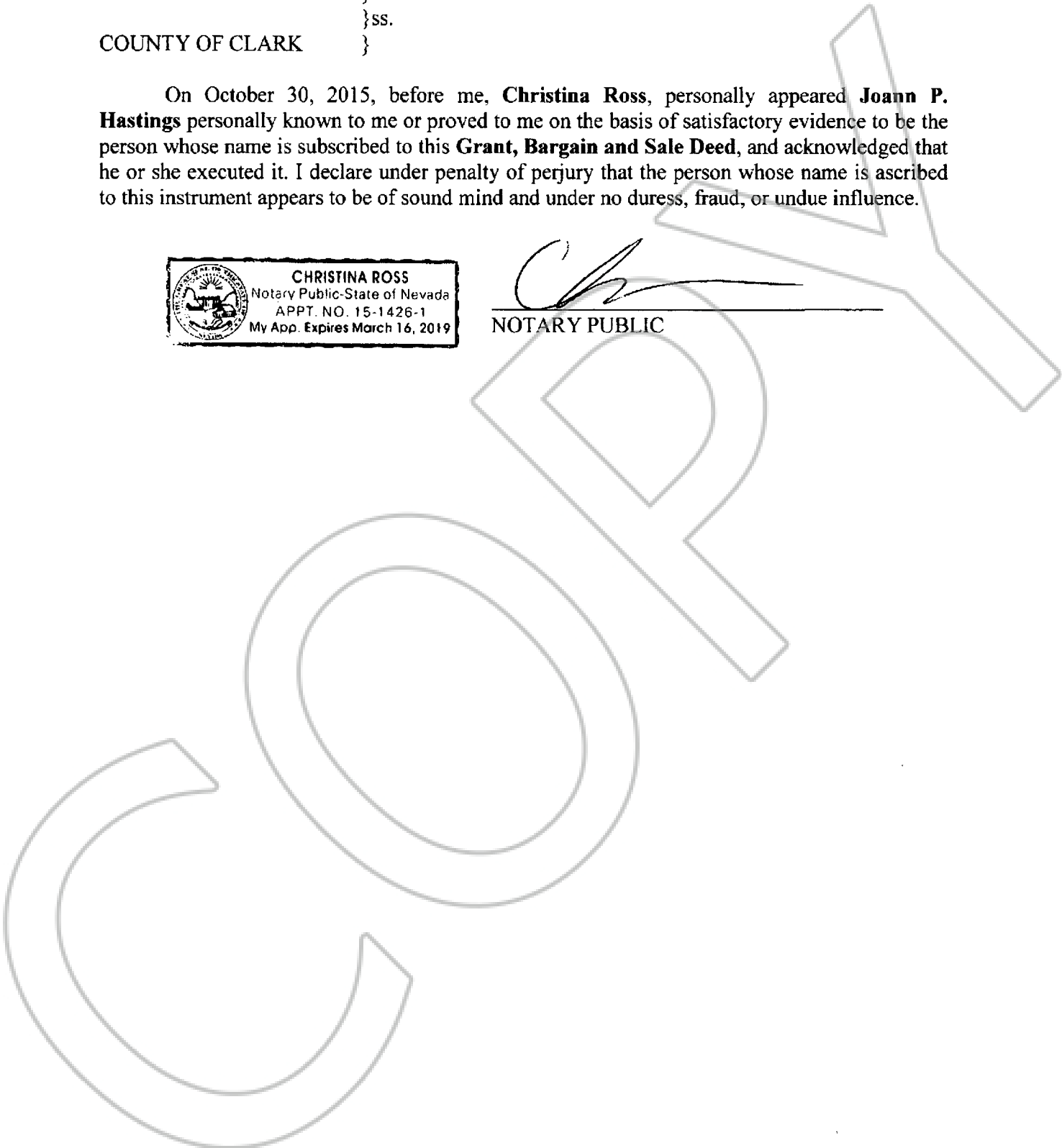




Exhibit "A"

A Parcel of Land situated within Lot 3, of Block 56, Sec. 5, T. 7 S., R. 61 E., M.D.M., Town of Alamo, County of Lincoln, State of Nevada, being more particularly described as follows:

Beginning at the SE Cor. of said Lot 3, said point being the SE Cor. of said parcel of land, whence the SW Cor. of said Sec. 5 bears S. $85^{\circ} 11' 54''$ W. a distance of 2601.60 feet, said point being described as the Point of Beginning:

Thence N. $00^{\circ} 18' 27''$ W. a distance of 164.50 feet, to the NE Cor. of said parcel of land;

Thence S. $89^{\circ} 24' 25''$ W. a distance of 34.58 feet, to the NW Cor. of said parcel of land;

Thence S. $00^{\circ} 18' 27''$ E. a distance of 164.50 feet, to the SW Cor. of said parcel of land;

Thence N. $89^{\circ} 24' 25''$ E. a distance of 34.58 feet to the SE Cor. of said parcel of land, and the Point of Beginning;

Containing 0.13 Acre, or 5688 Sq. Ft., more or less.

EXHIBIT 'A'

A parcel of land situate within Block 56 of ALAMO TOWNSITE, situate within the Southwest Quarter (SW 1/4) of Section 5, Township 7 South, Range 61 East, M.D.B.&M., more particularly described as follows:

Parcel 2 of that certain Parcel Map recorded August 03, 1998 in the Office of the County Recorder of Lincoln County, Nevada in Book B of Plats, Page 142 as File No. 111365, Lincoln County, Nevada Records.

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 004-063-08 _____
- 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: \$0.00
- b) Deed in Lieu of Foreclosure Only (value of property) (\$ _____)
- c) Transfer Tax Value: \$0.00
- d) Real Property Transfer Tax Due \$0.00

4. **If Exemption Claimed:**

- a. Transfer Tax Exemption, per 375.090, Section: 03
- b. Explain reason for exemption: Re-record GBSD recorded on 11/24/2015 as document# 0148607 to correct the legal description

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: Agent
Capacity: _____

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

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

Carl E Hastings and Joann P.
Print Name: Hastings
Address: P.O. Box 457
City: Alamo
State: NV Zip: 89001

Hastings Family Trust
Print Name: Hastings Family Trust
Address: P.O. Box 457
City: Alamo
State: NV Zip: 89001

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

First American Title Insurance
Print Name: Company
Address 2500 N Buffalo Drive, Ste 120
City: Las Vegas

File Number: 13895-2673057 DP/ DP
State: NV Zip: 89128

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