

A.P.N.: 001-260-29
File No: 13896-2676441 (TV)
R.P.T.T.: \$296.40

LINCOLN COUNTY, NV
\$333.40
RPTT:\$296.40 Rec:\$37.00
FIRST AMERICAN TITLE INSURANCE COMPANY
OFFICIAL RECORD
AMY ELMER, RECORDER

2024-167326

08/07/2024 03:01 PM

PLAT-2 AE

When Recorded Mail To: Mail Tax Statements To:
Dustin E. Theis and Laura R. Theis
1020 E. Athens Ave
Henderson, NV 89015

GRANT, BARGAIN and SALE DEED

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

James Vincent, Trustee of the James Vincent Family Trust dated 11/18/2021

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

Dustin E. Theis and Laura R. Theis, husband and wife as community property with right of survivorship

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

A portion situated within the Northeast Quarter (NE 1/4) of the Southeast Quarter (SE 1/4), of the Southeast Quarter (SE 1/4) of Section 11, Township 1 North, Range 67 East, Mount Diablo Base and Meridian, more particularly described as follows:

Parcel Twenty Five (25), (SE 1/4, NE 1/4, SE 1/4, SE 1/4), as shown on that certain Parcel Map for J. and S. Properties, L.L.C. recorded, July 3, 2006 in Plat Book "C" Page 232, as File No. 126781, in the Office of the County Recorder of Lincoln County, Nevada.

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.

James Vincent Family Trust dated 11/18/2021


James Vincent
James Vincent, Trustee

James Vincent, Trustee

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

This instrument was acknowledged before me on August 5, 2024 by
James Vincent, Trustee of James Vincent Family Trust 11-18-2021

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

 **LYDIA HENLEY**
Notary Public
State of Nevada
Appt. No. 15-3019-1
My Appt. Expires November 28, 2026

This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed under Escrow
No. 13896-2676441.

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 001-260-29
- 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: \$75,900.00
- b) Deed in Lieu of Foreclosure Only (value of property) (\$ _____)
- c) Transfer Tax Value: \$75,900.00
- d) Real Property Transfer Tax Due \$296.40

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: James Vincent
Signature: _____

Capacity: Grantor
Capacity: _____

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

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

James Vincent, Trustee of the
James Vincent Family Trust dated
Print Name: 11/18/2021
Address: 850 S. Boulder Hwy
City: Henderson #247
State: NV Zip: 89015

Dustin E. Theis and Laura
R. Theis
Print Name: R. Theis
Address: 1020 E. Athens Ave
City: Henderson
State: NV Zip: 89015

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: 13896-2676441 TV/ TV
State: NV Zip: 89135

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