

LINCOLN COUNTY, NV

**2024-167371**

\$154.00

RPTT:\$117.00 Rec:\$37.00

**08/22/2024 02:11 PM**

MICHAELSON LAW

Pgs=2 KC

**OFFICIAL RECORD**

**AMY ELMER, RECORDER**

APN: 002-091-12

**Recording Requested by:  
MICHAELSON LAW**

**AND WHEN RECORDED MAIL THIS TO**

Michaelson Law  
1746 W. Horizon Ridge Parkway  
Henderson, NV 89012

**Mail Tax Statements to:**

Jeffrey and Megan Chatterton  
7209 Grand Palace Ave.  
Las Vegas, NV 89130

**GRANT, BARGAIN, SALE DEED  
(Real Property)**

The undersigned, James Wade Thiriot and Linda Terwilleger Thiriot, Trustees of the James and Linda Thiriot Family Trust dated January 17, 2018, and any amendments thereto, Grantor, for valuable consideration, receipt of which is hereby acknowledged, do hereby grant, bargain, sell and convey, to **Jeffrey D. Chatterton and Megan Chatterton, husband and wife, as joint tenants with right of survivorship**, Grantees, the following described property in County of Lincoln, State of Nevada:

Parcel 2 as set forth in the Merger and Resubdivision Parcel Map of Document No. 2024-166743 Pt. Callaway St. and Document No. 2018-153645 Pt. Lot 1, Block 24 for Thiriot Family Trust, a portion of Block 24 and vacated row, Section 9, Township 2 South, Range 68 East, M.D.M., Panaca, Lincoln County, Nevada, USA as per Document No. 2024-167134 recorded on June 4, 2024, in the Office of the County Recorder of Lincoln County, State of Nevada.

**SUBJECT TO ALL LIENS, ENCUMBRANCES, RESTRICTIONS, COVENANTS,  
EASEMENTS AND CONDITIONS OF RECORD.**

**Grantee's Address: 7209 Grand Palace Ave., Las Vegas, NV 89130**

*[signature on the following page]*

WITNESS our hand on August 6, 2024, in the City of Henderson, County of Clark, State of Nevada.

GRANTOR: The James and Linda Thiriot Family Trust dated January 17, 2018

*James Wade Thiriot*  
By: James Wade Thiriot, Trustee

*Linda Terwilleger Thiriot*  
By: Linda Terwilleger Thiriot, Trustee  
Linda Terwilleger Thiriot

**NOTARY SUBSCRIPTION**

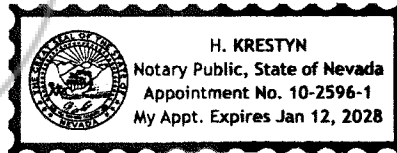
STATE OF NEVADA )  
 ) ss.  
COUNTY OF CLARK )

On August 6, 2024, before me, the undersigned Notary, personally appeared James Wade Thiriot and Linda Terwilleger Thiriot, as Trustees, who are personally known to me or proved to me on the basis of satisfactory evidence to be the persons whose names are subscribed to this instrument and acknowledged that they executed it.

NOTARY SEAL:

Notary: *H. Krestyn*

My Commission Expires: JAN 12, 2028



**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)  
 a. 002-091-12  
 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      \$ 30,000.00  
 b. Deed in Lieu of Foreclosure Only (value of property ( \_\_\_\_\_ )  
 c. Transfer Tax Value:      \$ \_\_\_\_\_  
 d. Real Property Transfer Tax Due      \$ 117.00

4. **If Exemption Claimed:**  
 a. Transfer Tax Exemption per NRS 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 Wade Thiriot Capacity: \_\_\_\_\_ Trustee  
 Signature Linda Terwilleger Thiriot Capacity: \_\_\_\_\_ Trustee

**SELLER (GRANTOR) INFORMATION**  
 Print Name: James and Linda Thiriot Family Trust  
 Address: 4119 Monthill Ave.  
 City: Las Vegas  
 State: NV Zip: 89121

**BUYER (GRANTEE) INFORMATION**  
 Jeffery D. Chatterton and  
 Print Name: Megan Chatterton  
 Address: 7209 Grand Palace Ave.  
 City: Las Vegas  
 State: NV Zip: 89130

**COMPANY/PERSON REQUESTING RECORDING (Required if not seller or buyer)**  
 Print Name: Michaelson Law Escrow # \_\_\_\_\_  
 Address: 1746 W. Horizon Ridge Parkway  
 City: Henderson State: NV Zip: 89012