

A.P.N.: 001-042-05
Order No. 20393
R.P.T.T. \$526.50
RECORDING REQUESTED BY:
Mesquite Title Company

MAIL DOCUMENT & TAX STATEMENT TO:
Todd C. & Kari Leavitt
300 E. Hafen Ln.
Mesquite, NV 89027

LINCOLN COUNTY, NV
\$563.50
RPTT:\$526.50 Rec:\$37.00
MESQUITE TITLE COMPANY
OFFICIAL RECORD
AMY ELMER, RECORDER

2024-167412
09/09/2024 04:09 PM
Pgs=2 KC

GRANT, BARGAIN and SALE DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,
Eva Marie Manzo and Zo Manzo, spouses with each other

do(es) hereby GRANT, BARGAIN and SELL to
Todd C. Leavitt and Keri Leavitt, husband and wife as joint tenants

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

SEE ATTACHED EXHIBIT "A" LEGAL DESCRIPTION

SUBJECT
TO:

1. Taxes for the current fiscal year.
2. Covenants, conditions, restrictions, reservations, rights of way and easements of record.

TOGETHER with all tenements, hereditaments and appurtenances thereunto belonging or appertaining.

Date: 9/05/, 2024

Eva Marie Manzo
Eva Marie Manzo

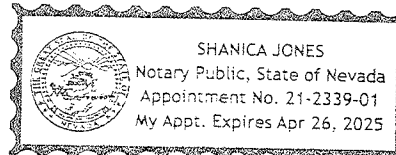
Zo Manzo
Zo Manzo

STATE OF Nevada)
) :ss.
COUNTY OF Clark)

On the Sept 5th, 2024, personally appeared before me, Eva Marie Manzo and Zo Manzo, the signer(s) of the within instrument who duly acknowledged to me that he/she/they executed the same.

[Signature]
NOTARY PUBLIC

My Commission Expires: 04/26/2025



Escrow No: 20393

EXHIBIT "A"
Legal Description

All that certain real property situated in the County of Lincoln, State of Nevada, described as follows:

Lot Nine (9) and Lot Ten (10) in Block Fifty-One (51), PIOCHE TOWN, shown by map thereof recorded September 10, 1936, accepted as amended by Map thereof recorded June 21, 1952 as Doc./Inst. No. 27436, filed in Book "A" of Maps, Page 62 in the Official Records of the County Recorder, Lincoln County, Nevada,

EXCEPTING THEREFROM the East 15.0 feet as conveyed by instrument recorded October 9, 1986 as Doc./Inst. No. 85745, filed in Book 72, Page 388 of Official Records.

EXCEPTING THEREFROM any Manufactured/Mobile Home located thereon not "affixed" according to Nevada Statue(s) and assessed as Real Property.

Assessor's Parcel Number: 001-042-05



**STATE OF Nevada
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 001-042-05 _____
- 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 Manufactured home

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

- 3. a. Total Value/Sales Price of Property: \$135,000.00
- b. Deed in Lieu of Foreclosure Only(value of property): (0.00)
- c. Transfer Tax Value: \$135,000.00
- d. Real Property Transfer Tax Due \$526.50

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 Eva Marie Manzo Capacity Grantor's Agent

Signature Zo Manzo Capacity Grantee's Agent

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

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

Eva Marie & Zo Manzo

Todd C. & Keri Leavitt

Print Name: By: , Agt. _____
 Address: 8517 Crest Hill Ave _____
 City: Las Vegas _____
 State: Nevada Zip:89145 _____

Print Name: By: , Agt. _____
 Address: 300 E. Hafen Ln. _____
 City: Mesquite _____
 State: NV Zip:89027 _____

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

Print Name: Mesquite Title Company _____ Escrow #: 20393 _____
 Address: 840 Pinnacle Ct. Building 3 _____
 City: Mesquite _____ State: NV Zip: 89027 _____