

LINCOLN COUNTY, NV

2024-167529

\$37.00

RPTT:\$0.00 Rec:\$37.00

10/22/2024 09:37 AM

JEFFREY BURR LTD.

Pgs=3 AE

OFFICIAL RECORD

AMY ELMER, RECORDER

E07

APN: 003-191-14

When Recorded, Mail to:

Jeffrey Burr, Ltd.
2600 Paseo Verde Pkwy, Ste. 200
Henderson, NV 89074

Mail Tax Statements to:

Laurie A. Crowder
1410 S. Hazel Street
Gilbert, AZ 85396

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That BETTY RIBBLE, Successor Trustee of the SENDLEIN FAMILY TRUST dated October 11, 2023, for good and other valuable consideration, does hereby Grant, Bargain, Sell and Convey to LAURIE A. CROWDER, a married woman, as her sole and separate property, all of its right, title and interest in that real property situated in the County of ~~Clark~~^{Lincoln}, State of ~~Nevada~~^{Nevada}, bounded and described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

Commonly known as: 170 Denton Heights A-D, Caliente, Nevada 89008

GRANTEE'S ADDRESS: Laurie A. Crowder
1410 S. Hazel Street
Gilbert, AZ 85396

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in any wise appertaining.

Witness her hand this October 17, 2024.

SENDEIN FAMILY TRUST

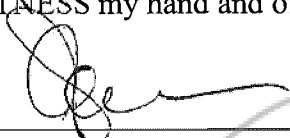
Betty Ribble
BETTY RIBBLE, Successor Trustee

[NOTARY ACKNOWLEDGEMENT CONTINUES TO THE FOLLOWING PAGE]

STATE OF NEVADA)
) ss.
COUNTY OF CLARK)

On this October 17, 2024, before me the undersigned, a Notary Public in and for the said County of Clark, State of Nevada, personally appeared BETTY RIBBLE, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her authorized capacity, and that by her signature on the instrument, the person, or the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.



NOTARY PUBLIC

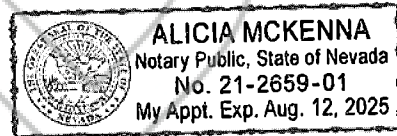


EXHIBIT A

APN: 003-191-14

That portion of the West Half (W1/2) of the Northeast Quarter (NE1/4) of Section 8, Township 4 South, Range 67 East, M.D.B.&M., more particularly described as follows:

Beginning at a point (1) from which the Northwest Corner of Section 8, Township 4 South, Range 67 East, M.D.B.&M., bears North 49°56'46" West, a distance of 3,555.79 feet, more or less; thence South 30°03' East, a distance of 365.20 feet, more or less, to the Southwest Corner (2); thence North 59°57' East, a distance of 200.00 feet, more or less, to the Southeast Corner (3); thence North 30°03' West, a distance of 365.20 feet, more or less, to the Northwest Corner (4); thence South 59°57' West Corner (1) which is the point of beginning.

Excepting and reserving all minerals and all mineral rights of every kind and character now known to exist or hereafter discovered, including, without limiting the generality of the foregoing, oil and gas and right thereto, together with the sole, exclusive, and pertual right to explore for, remove, and dispose of said minerals as contained in a Deed recorded April 21, 1965 in Book M-1 of Real Estate Deeds, page 387 as File No. 42556, Lincoln County, Nevada records.

Commonly known as: 170 Denton Heights A-D, Caliente, Nevada 89008

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)

- a) 003-191-14
- b) _____
- c) _____

FOR RECORDER'S OPTION USE ONLY
Book: _____ Page: _____
Date of Recording: _____
Notes: **TRUST ON FILE.**

POOR SCAN QUALITY. AE

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

3. Total Value/Sales Price of Property

Deed in Lieu of Foreclosure Only (value of property) \$ 0.00
Transfer Tax Value ()
Real Property Transfer Tax Due \$ 0.00
\$ 0.00

4. If Exemption Claimed:

- a. Transfer Tax Exemption per NRS 375.090, Section 07
- b. Explain Reason for Exemption: Transfer without consideration to or from a Trust

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 1% per month. Pursuant to NRS 375.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

Signature Jeffrey D Burr Capacity Attorney

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

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

Print Name: Sendlein Family Trust
Address: 5543 Taylor Rose Ave
City: Las Vegas
State: NV Zip: 89139

Print Name: Laurie A. Crowder
Address: 1410 S. Hazel St.
City: Gilbert
State: AZ Zip: 85396

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

Print Name: Jeffrey Burr, Ltd Escrow #: n/a
Address: 2600 Paseo Verde Pkwy
#200
City: Henderson State: Nevada Zip: 89074

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED