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Inst #: 201007090002571

Fees: \$16.00 N/C Fee: \$0.00

RPTT: \$0.00 Ex: #005

07/09/2010 01:12:08 PM

Receipt #: 419668

Requestor:

CLAIRE MCALLISTER

Recorded By: LEX Pgs: 4

DEBBIE CONWAY

CLARK COUNTY RECORDER

APN# 162-03-314-007 & 162-03-314-008

11 digit number may be obtained at:
<http://sandgate.co.clark.nv.us/cicsAssessor/owner.htm>

GRANT BARGAIN SALE DEED

Type of Document

(Example: Declaration of Homestead, Quit Claim Deed, etc.)

Recording requested by:

EMERALD MAYNE

Return to:

Name Claire Mayne (McAllister)

Address 1900 Rexford Drive, #1

City/State/Zip Las Vegas, Nevada, 89104

This page added to provide additional information required by NRS 111.312 Sections 1-2
(An additional recording fee of \$1.00 will apply.)

This cover page must be type or printed clearly in black ink only.

APN: 162-03-314-007 & 162-03-314-008

Affix R.P.T.T. \$ _____

WHEN RECORDED MAIL TO & MAIL TAX STATEMENTS TO:

Emerald Mayne & Claire Mayne McAllister

1900 Rexford Drive #1

Las Vegas, NV

89104

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That

Emerald Mayne, Grantor, a widowed woman as her sole and separate property, Grantor

do hereby Grant, Bargain, Sell and Convey as a gift to my daughter, Grantee(s):

Claire Mayne McAllister & Emerald Mayne JTWROS (joint tenancy with right of survivorship)

All that real property situated in the County of Clark, State of Nevada, bounded and described as follows:

PARCEL I:

An undivided interest of 7.95 % in and to the following described real property situated in the City of Las Vegas, County of Clark, State of Nevada, more particularly described as follows:

Lots Five (5) and Six (6) in Block D of BEVERLY GREEN TRACT NO. 3 as shown by map thereof on file in Book 4 of Plats, Page 20 in the Office of the County Recorder of Clark County, Nevada, together with:

PARCEL II:

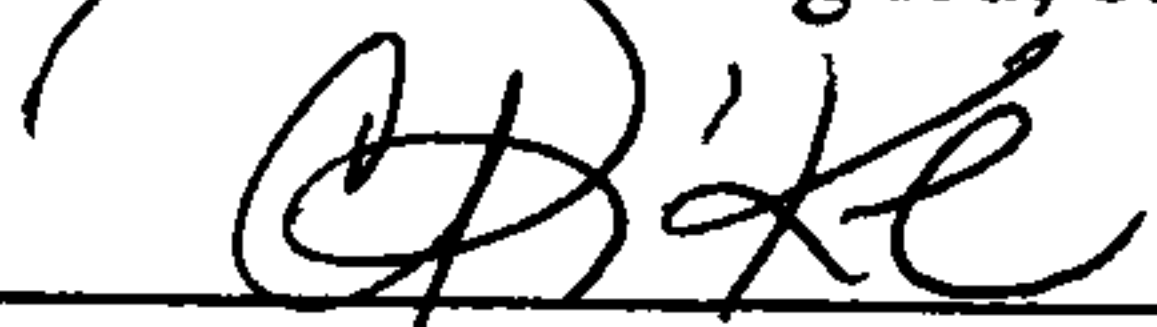
The exclusive right to occupy a certain apartment known as Apartment # 1, Floor 1, located in the building at 1900 Rexford Drive, Las Vegas, Nevada. In addition to exclusive right to the use and occupancy of the specific apartment hereinbefore designated with particularity, the Grantees are expressly granted by the Grantor right-of-way for ingress and egress to and from said apartment and its parking facilities; the right to use the halls, public areas, swimming pools, passageways, parking areas and all other public portions and equipment of said buildings and premises, in common with other occupants thereof.

Subject to:

1. Taxes for the current fiscal year, paid current, and
2. Conditions, covenants, restrictions, reservations, rights, rights of way and easements now of record, if any.

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

IN WITNESS WHEREOF, The said first party has signed and sealed these presents the day and year first above written. Signed, sealed and delivered in presence of:



Signature of Witness

Christa Pike

Print name of Witness

Signature of Witness

Print name of Witness

Province ☒ Alberta

County of Lethbridge

On June 8, 2010

} before me, Carlen Brust

appeared Emerald Mayne

personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.


Signature of Notary


Signature of First Party

Emerald Mayne

Print name of First Party

Signature of First Party

Print name of First Party

Affiant Known Produced ID
Type of ID _____
(Seal)

Province ☒ Alberta

County of Lethbridge

On June 8, 2010

} before me, Carlen Brust

appeared Christa Pike

personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.


Signature of Notary

Affiant Known Produced ID
Type of ID _____
(Seal)

Signature of Preparer

Print Name of Preparer

Address of Preparer

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)

- a) 162-03-314-007
b) 162-03-314-008
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 Perjury in Comm'n

FOR RECORDER'S OPTIONAL USE ONLY

Book _____ Page _____

Date of Recording: _____

Notes: OK per car

3. Total Value/Sales Price of Property
Deed in Lieu of Foreclosure Only (value of property)
Transfer Tax Value:
Real Property Transfer Tax Due

\$ 16,100
(_____)
\$ _____
\$ _____

4. IF EXEMPTION CLAIMED:

a. Transfer Tax Exemption per NRS 375.090, Section 05

b. Explain Reason for Exemption: MOTHER - DAUGHTER

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 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 Emerald Mayne Capacity **GRANTOR**

Signature Claire Mayne (McAllister) Capacity **GRANTEE**

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print name: EMERALD MAYNE

Address: #1, 1900 REXFORD DRIVE

City: LAS VEGAS

State: NV Zip: 89104

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print name: Claire Mayne (McAllister)

Address: #1, 1900 REXFORD DRIVE

City: LAS VEGAS

State: NV Zip: 89104

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

Print Name: _____ Escrow # _____

Address: _____

City: _____ State: _____ Zip: _____

**AN ADDITIONAL RECORDING FEE OF \$1.00 WILL APPLY FOR EACH DECLARATION
DEC102 OF VALUE FORM PRESENTED TO CLARK COUNTY, EFFECTIVE JUNE 1, 2004.**