

DOCUMENTS PREPARED AND)

RECORDING REQUESTED BY)

NAME: Tonia Marlice McCandless)

)

)

AFTER RECORDING RETURN TO:)

Name: Tonia Marlice McCandless)

)

)

)

)

NOTE ABOVE SPACE IS FOR FILING OFFICE USE ONLY

FILED

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11 / 26 / 2024, 2200 hrs.

RECORDED

TO ALTER, IGNORE, OR DISPOSE OF IS A FELONY

Affidavit Acknowledgment and Acceptance of Grant, Bargain And Sale Deed

This cover sheet has been added to these recorded documents to provide space for the recording data. This cover sheet appears as the first page of the documents in the public record.

There is a total of 6 Pages

DO NOT DETATCH

Acknowledgment and Acceptance of Grant, Bargain And Sale Deed

I, **Tonia Marlice McCandless**, Grantee of the Grant, Bargain And Sale deed filed at Clark County Recorder in the State of Nevada on 06/16/2022, indexed under Inst# 2022006160002795, hereby **acknowledge and accept the Grant, Bargain And Sale deed for the following property ab initio**,
Granted by Carmit Boldur for consideration of \$10.00 in hand Granted, Bargained and Sold:

Real Estate: located at what is known as 107 Hidden Lake Avenue in the county of Clark, State of Nevada usa.

The full legal property description is: For APN/Parcel ID(s): 095-01-711-016

PARCEL I: LOT ONE HUNDRED SEVEN(107) IN BLOCK 1 in COLD CREEK SUBDIVISION UNIT 3 AS SHOWN BY MAP THEREOF ON FILE IN BOOK 26, OF PLATS, PAGE 17, IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA.

PARCEL II: A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS IN AND TO THE COMMON AREA AND PRIVATE STREET AS DISCLOSED BY DECLARATION COVENANTS AND CONDITIONS RECORDED FEBRUARY 23, 1971 IN BOOK 103 AS DOCUMENT NO. 82127, OF OFFICIAL RECORDS.

Accepted by First M. Last, Grantee: Tonia-Marlice McCandless

Jurat

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

Seal State of Nevada
County of Clark

Subscribed, sworn to (or affirmed) before me on this 18 day of November 2024, by Tonia-Marlice:McCandless proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.


Signed on 2024.11.18 17:34 -8:00

Notary Signature: _____

SHAUN J FEDERICO
NOTARY PUBLIC
STATE OF NEVADA
Commission # 19-9303-01
My Appt. Expires August 04, 2027
Notary Stamp 2024/11/18 02:17:34 PST 2402930REF25

Seal

This electronic notarization was performed by means of live audio-video communication technology using Doc Verify.



DEBBIE CONWAY
Clark County Recorder

CONTACT
Office of the County Recorder
Clark County, Nevada
(702) 455-4336
RecWeb@ClarkCountyNV.gov

INST: 202206160002795

OFFICIAL CLARK COUNTY TITAN SEAL

About this seal:

https://www.clarkcountynv.gov/government/elected_officials/county_recorder/titanseal.php

Verify digital version:

<https://titanseal.com/verify>

Make sure there are 5 pages, including this one.



U.S. Pat.: 11,138,590 EU Pat.: EP3495983B1

I, Debbie Conway, hereby certify this document as a true and correct copy of the original on record with the Clark County Recorder's office.

Debbie Conway

Debbie Conway, Clark County Recorder

August 28, 2023

Date

Per Nevada Revised Statute 239 Section 6, personal information may be redacted, but in no way affects the legality of the document.

OFFICIAL USE ONLY:

<https://clerk.titanseal.com/address/0x4bd9c593fa3e3a676d15a5136f310ed7eab016ec>

Inst #: 20220616-0002795
Fees: \$42.00
RPTT: \$5737.50 Ex #:
06/16/2022 11:30:40 AM
Receipt #: 5028158
Requestor:
Ticor Title Las Vegas 66
Recorded By: RYUD Pgs: 4
Debbie Conway
CLARK COUNTY RECORDER
Src: ERECORD
Ofc: ERECORD

APN/Parcel ID(s): 095-01-711-016

Order No.: 220140294-TC

**WHEN RECORDED MAIL TO and MAIL
TAX STATEMENTS TO:**

Tonia M. McCandless

Las Vegas, NV 89129

SPACE ABOVE THIS LINE FOR RECORDER'S USE

GRANT, BARGAIN AND SALE DEED

R.P.T.T \$5,737.50

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

Carmit Boldur, a married woman as her Sole and Separate Property,

do(es) hereby GRANT, BARGAIN AND SELL to

Tonia M. McCandless, a married woman as her Sole and Separate Property

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

FOR LEGAL DESCRIPTION OF THE REAL PROPERTY, SEE EXHIBIT "A"
ATTACHED HERETO AND MADE A PART HEREOF.

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.

Together with all tenements, hereditaments and appurtenances, including easements and water rights, if any, thereto belonging or appertaining, and any revisions, remainders; rents, issues or profits thereof.

Grant Bargain and Sale Deed
SCA0002455.doc / Updated: 11.23.21

NV-CT-FANV-01313.420014-220140294



Debbie Conway
RECORDER

CERTIFIED COPY, THIS
DOCUMENT IS A TRUE AND
CORRECT COPY OF THE
RECORDED DOCUMENT MINUS
ANY REDACTED PORTIONS

Certification Date: 8/28/2023 5:25 PM

Page 1 of 4



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**SIGNATURE AND NOTARY ACKNOWLEDGMENT FOR
GRANT BARGAIN SALE DEED**

Dated: 6-15-2022



Carmit Boldur

State of NEVADA

County of CLARK

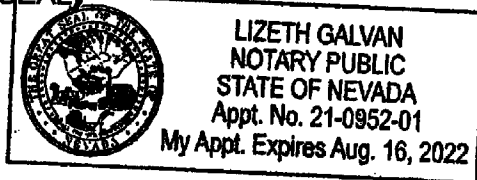
This instrument was acknowledged before me on this 15 day of June,
2022 by

Carmit Boldur



Notary Public

[SEAL]



Debbie Conway
RECORDER

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EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): 095-01-711-016

PARCEL I:

LOT ONE HUNDRED SEVEN (107) IN BLOCK ONE (1) OF COLD CREEK
SUBDIVISION UNIT 3 AS SHOWN BY MAP THEREOF ON FILE IN BOOK 26, OF
PLATS, PAGE 17, IN THE OFFICE OF THE COUNTY RECORDER OF CLARK
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A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS IN AND TO THE
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**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor's Parcel Number(s)
 a. 095-01-711-016
 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 \$ 1,125,000.00
 b. Deed in Lieu of Foreclosure Only (value of property) (_____)
 c. Transfer Tax Value: \$ 1,125,000.00
 d. Real Property Transfer Tax Due \$ 5,737.50

4. **If Exemption Claimed:**
 a. Transfer Tax Exemption per NRS 375.090, Section NONE
 b. Explain Reason for Exemption: _____

5. Partial Interest: Percentage being transferred: 100.00%
 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 _____ Capacity: Grantor

Signature _____ Capacity: Grantee

SELLER (GRANTOR) INFORMATION
(REQUIRED)

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Carmit Boldur
 Address: _____
 City: Las Vegas
 State: NV Zip: 89144

Print Name: Tonia M. McCandless
 Address: _____
 City: Las Vegas
 State: NV Zip: 89129

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

Print Name: Ticor Title of Nevada, Inc.
 Address: 6628 Sky Pointe Dr, Suite 190
 City: Las Vegas

Escrow # 220140294
 State: NV Zip: 89131

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED



Debbie Conway
 RECORDER

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