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How to Complete Your Nevada Grant, Bargain and Sale Deed

Nevada's Standard Deed for Selling or Transferring Real Estate

INSTRUCTIONS — KEEP FOR YOUR RECORDS. DO NOT ATTACH THIS PAGE TO YOUR NEVADA GRANT, BARGAIN AND SALE DEED.

About this form. The **grant, bargain and sale deed** is the deed most commonly used in Nevada. By law (NRS 111.170) the words "grant, bargain and sell" include promises that the grantor has not previously conveyed the property and that it is free of encumbrances made by the grantor, except as disclosed. It is formatted for Nevada recording.

1. **Copy details from the current deed**
   Use the grantor names exactly as on the current deed, the parcel number (APN), and the legal description word for word.
2. **Fill in the recording box**
   Enter the APN, the transfer tax amount (or $0 if exempt), who receives the recorded deed, and who receives tax statements.
3. **Choose how the grantee will hold title**
   Write the vesting, such as "joint tenants with right of survivorship" or "community property with right of survivorship."
4. **Complete the State Declaration of Value**
   Nevada requires a **Declaration of Value** form (from the County Recorder or Nevada Department of Taxation) with every deed, showing the transfer tax or the exemption number under NRS 375.090.
5. **Sign in front of a Nevada notary**
   Every grantor signs. Do **not** sign ahead of time. Bring a current photo ID. Our Nevada-commissioned notaries come to you.
6. **Record the deed**
   Record the notarized deed with the Declaration of Value at the County Recorder where the property is located, and pay recording fees and any transfer tax.

Good to Know

- Recorded Nevada documents must be black and white with 1-inch margins and a blank 3×3 inch box at the top right; print this form as-is on white letter paper, one side only.
- Transferring property with a loan on it? Check with your lender first. A deed does not remove anyone from the mortgage.
- Title questions or a sale with money involved? Consider a title company or attorney.

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Nevada-Commissioned Notaries

SCAN TO BOOK

Questions about this document? Talk to an attorney. Gavrilov & Brooks Law Firm has attorneys licensed in Nevada, California, and other states. Phone and video consultations are available. **(916) 504-0529** · **www.gavrilovlaw.com**

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YOUR FORM BEGINS ON THE NEXT PAGE

APN: _____ **R.P.T.T. $** _____

Recording Requested By: _____

When Recorded Mail To:

Name: _____

Address: _____

City/State/ZIP: _____

Mail Tax Statements To:

Name: _____

Address: _____

City/State/ZIP: _____

GRANT, BARGAIN AND SALE DEED

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

_____

(name(s) of GRANTOR(S), as shown on the current deed, and marital status if relevant)

do(es) hereby **GRANT, BARGAIN, SELL AND CONVEY** to

_____ _____

(name(s) of GRANTEE(S)) (grantee mailing address)

as (vesting — e.g., joint tenants with right of survivorship; community property; community property with right of survivorship; tenants in common; a single person; his/her sole and separate property):

_____

(vesting)

all that real property situated in the County of _____, State of Nevada, commonly known as:

_____ _____ _____

(property street address) (city) (county)

Legal Description (copy exactly from the current deed; if it does not fit, write “See Exhibit A attached” and attach it):

_____

(legal description, line 1)

_____

(line 2)

_____

(line 3)

_____

(line 4)

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and any reversions, remainders, rents, issues or profits thereof.

The undersigned hereby affirms that this document submitted for recording does not contain the social security number of any person or persons. (NRS 239B.030)

GRANTOR(S):

(Date)	(Signature)
	(printed name)
(Date)	(Signature)
	(printed name)

CERTIFICATE OF ACKNOWLEDGMENT

(Nevada Revised Statutes Section 240.166)

State of Nevada)

County of _____)

This instrument was acknowledged before me on _____ by
(date)

_____ .
(name(s) of person(s))

_____
(Signature of notarial officer)

_____
(Title and rank (optional))

(Seal, if any)