

Lincoln County

120466

FILED FOR RECORDING
AT THE REQUEST OF

First American Title

2003 JUL 9 AM 10 25

LINCOLN COUNTY RECORDS
FEE \$150.00
LESLIE BOYDNER

File No: 152-2039289 (M)
A.P.N.: 003-184-03
When Recorded, Mail Tax Statements To:
Hazel Rice
P. O. Box 111
Caliente, NV. 89008

R.P.T.T.: \$58.58

GRANT, BARGAIN and SALE DEED

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Michael Klanderud and Terri L. C. Klanderud, husband and wife

do(es) hereby GRANT, BARGAIN, and SELL to

Hazel Rice, an unmarried woman

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

Lots 35, 36 and 37 together with a portion of Tract B in Block 12 of the Falkner Survey as shown on the Revised Map of Block 12 Caliente Town, filed in Plat Book A, Page 68 of Lincoln County, Nevada Records, described as follows:

Beginning at the northwest corner of said Lot 35 at a PK nail and disc stamped L. Smith PLS 12751 from which the southwest corner of Section 8, Township 4 South, Range 67 East, M.D.M. bears S46°21'12"W 2710.06 feet; thence N83°36'36"E 206.01 feet*; thence S08°26'20"E 131.87 feet*; thence S83°43'03"W 9.21 feet to the existing fence, and continuing along the fence 65.42 feet to the fence corner*; thence N08°11'45"W 80.38 feet*; thence S80°22'21"W 134.06 feet to the South Spring Street right of way*; thence N06°52'05"W 82.60 feet to the point of beginning.

* = "to (or at) a rebar with cap stamped L. Smith PLS 12751".

Note: The above metres and bounds legal description was created by Lanard Smith, PLS 12751, 509 Main Street, Caliente, NV 89008.

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.

174 523

Lincoln County

A.P.N. 003-104-03

Grant, Bargain and Sale Deed -
continued

File No.: 152-2039219 (140)

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

Date: 6/19/2003

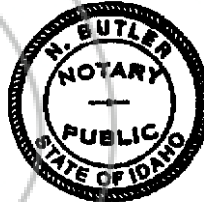
Michael Klanderud
Michael Klanderud

Terril L. C. Klanderud
Terril L. C. Klanderud

STATE OF IDAHO)
) ss.
COUNTY OF)
Lampa)

This instrument was acknowledged before me on
June 19, 2003 by
Michael Klanderud and Terril L. C. Klanderud.

N. Butler
Notary Public
(My commission expires 5/13/2004.)



**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
 a) 083-184-03
 b) _____
 c) _____
 d) _____

2. Type of Property
 a) Vacant Land b) Single Fam. Res
 c) Condo/Townhse d) 2-4 Plex
 e) Apt. Bldg. f) Comm/Instl
 g) Agricultural h) Mobile Home
 i) Other _____

FOR RECORDERS OPTIONAL USE ONLY
 Document/Instrument 120-466
 Book 174 Page: 523-524
 Date of July 9, 2003
 Notes _____

3. Total Value/Sales Price of Property: \$48,000.00
 Debt in Lieu of Foreclosure Only (value of property) (0)
 Transfer Tax Value: \$48,000.00
 Real Property Transfer Tax Due \$58.50

4. **Exemption Claimed:**
 a. Transfer Tax Exemption, per 375.090, Section: _____
 b. Explain reason for exemption: _____

5. Partial Interest: Percentage being transferred: _____ %

The undersigned declares and acknowledges, under penalty of perjury, pursuant to NRS 375.090 and NRS 375.115, 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 dissemination 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 7% per month. Pursuant to NRS 375.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

Signature: Michael K. Klandrud Capacity: Grantor
 Signature: Terril L. Klandrud Capacity: Grantor

SELLER (GRANTOR) INFORMATION		BUYER (GRANTEE) INFORMATION	
<small>(REQUIRED)</small>		<small>(REQUIRED)</small>	
Print Name: <u>Michael Klandrud and Terril L. C.</u>	Print Name: _____	Print Name: <u>Hazel Rice</u>	Print Name: _____
Address: <u>300 Primar Drive</u>	Address: _____	Address: <u>350 Spring St.</u>	Address: _____
City: <u>Nearpa</u>	City: _____	City: <u>Callahan</u>	City: _____
State: <u>ID</u> Zip: <u>83686</u>	State: _____ Zip: _____	State: <u>NV</u> Zip: <u>89006</u>	State: _____ Zip: _____

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)
 Print Name: First American Title Company of Nevada File Number: 152-2030289 M, M, M, J
 Address: 708 Aulman Street, Ely, NV 89301, P.O. Box
151048
 City: Ely State: NV Zip: 89315

Lincoln County

STATE OF NEVADA
DECLARATION OF VALUE

1. Assessor Parcel Number(s)

a) 003-184-03
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/Indl
g) Agricultural h) Mobile Home
i) Other

FOR RECORDERS OPTIONAL USE ONLY

Document/Instrument 120466
Book 174 Page 523-524
Date of July 9, 2003
Notes

3. Total Value/Sales Price of Property: 845,000.00

Deed in Lieu of Foreclosure Only (value of property) (\$ _____)

Transfer Tax Value: 845,000.00

Real Property Transfer Tax Due 859.50

4. Exemption Claimed:

a. Transfer Tax Exemption, per 375.030, Section: _____

b. Explain reason for exemption: _____

5. Partial Interest: Percentage being transferred: _____ %

The undersigned declare and acknowledge, under penalty of perjury, pursuant to NRS 375.030 and NRS 375.115, 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 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: [Signature] Capacity: Grantee

Signature: _____ Capacity: _____

SELLER (GRANTOR) INFORMATION

BUYER (GRANTEE) INFORMATION

(REQUIRED)
Michael Klenderud and Terri L. C.

(REQUIRED)

Print Name: Klenderud

Print Name: Hazel Rice

Address: 300 Palmer Drive

Address: 350 Spring St.

City: Nampa

City: Colton

State: ID Zip: 83855

State: NV Zip: 89008

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

Print Name: First American Title Company of Nevada

File Number: 152-038288 BAAA

Address: 765 Aulman Street, Ely, NV 89301, P.O. Box

City: Ely 89308

State: NV Zip: 89315

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)

Repealed by Post-Revision Title Insurance Rev10/2019