

Official Record

Recording requested By  
PAHRANAGAT VALLEY FEDERAL CREDIT

Lincoln County - NV

Leslie Boucher - Recorder

Fee: \$16.00

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RPTT:

Recorded By: AE

Book- 249 Page- 0096

A.P.N.: 004-141-16  
File No: 121-2376949 (CMR)  
R.P.T.T.: \$Exempt



When Recorded Mail To: Mail Tax Statements To:  
Clyde R MacElrath and Inez Fay MacElrath  
313 North Main Street  
Alamo, NV 89001

**GRANT, BARGAIN and SALE DEED**

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

Clyde R. MacElrath and Inez Fay MacElrath, husband and wife as Joint tenants with right of survivorship

do(es) hereby GRANT, BARGAIN and SELL to

Clyde R. MacElrath and Inez Fay MacElrath, husband and wife and Jerrold D. McGowan and Paula J. McGowan, husband and wife all as joint tenants with right of survivorship

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

**N 1/2 SECTION 5, TOWNSHIP 7 SOUTH, RANGE 61 EAST: LINCOLN COUNTY  
BEGINNING AT THE SE CORNER OF SAID SE 1/4 NW 1/4;**

**THENCE N. 89°05'36" W. ALONG THE SOUTHERLY BOUNDARY OF SAID SE 1/4 NW 1/4 A DISTANCE OF 22.15 FEET TO A POINT ON THE NORTHERLY BOUNDARY OF THE MAIN IRRIGATION CANAL;**

**THENCE N. 80°10'27" W. ALONG SAID CANAL BOUNDARY A DISTANCE OF 128.80 FEET;**

**THENCE CONTINUING ALONG SAID CANAL BOUNDARY N. 82°10'27" W. A DISTANCE OF 100.41 FEET;**

**THENCE N. 11°09'29" E. A DISTANCE OF 154.45 FEET;**

**THENCE S. 48°27'15" E. A DISTANCE OF 37.08 FEET;**

**THENCE N. 58°40'24" E. A DISTANCE OF 52.94 FEET;**

**THENCE N. 77°57'54" E. A DISTANCE OF 55.42 FEET;**

**THENCE N. 86°22'39" E. A DISTANCE OF 97.99 FEET;**



0133909

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**THENCE S. 01°54'43" E. A DISTANCE OF 200.65 FEET TO THE POINT OF BEGINNING AS SHOWN ON RECORD OF SURVEY, BOUNDARY LINE ADJUSTMENT MAP FILE IN THE LINCOLN COUNTY RECORDER'S OFFICE ON OCTOBER 30, 1995 IN BOOK A OF PLATS AT PAGE 454 AS FILE NO. 104161.**

**NOTE : THE ABOVE METES AND BOUND DESCRIPTION APPEARED PREVIOUSLY IN THAT CERTAIN DOCUMENT RECORDED OCTOBER 17, 200, IN BOOK 151, PAGE 311, AS INSTRUMENT NO. 115410**

Subject to

*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: 05/05/2009

**COPY**



*Clyde R. MacElrath*

Clyde R. MacElrath

*Inez F. MacElrath*

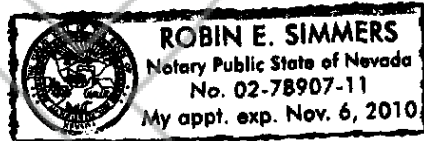
Inez Fay MacElrath

STATE OF **NEVADA** )  
 )  
:SS.  
COUNTY OF )

This instrument was acknowledged before me on

6-4-09 by

*Clyde R Mac Elrath*  
*Inez F mac Elrath*



*Robin E Simmers*

Notary Public

(My commission expires: Nov 6 2010 )

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STATE OF NEVADA  
DECLARATION OF VALUE

1. Assessor Parcel Number(s)

- a) 004-141-16 \_\_\_\_\_
- 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
- i)  Other \_\_\_\_\_

<b>FOR RECORDERS OPTIONAL USE</b>	
Book _____	Page: _____
Date of Recording: _____	
Notes: <u>exempt #5 al</u>	

- 3. a) Total Value/Sales Price of Property: \$0.00
- b) Deed in Lieu of Foreclosure Only (value of ( \$ \_\_\_\_\_ ))
- c) Transfer Tax Value: \$0.00
- d) Real Property Transfer Tax Due \$ \_\_\_\_\_

4. **If Exemption Claimed:**

- a. Transfer Tax Exemption, per 375.090, Section: \_\_\_\_\_
- b. Explain reason for exemption: Adding daughter and son-in-law back on title

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: Clyde R. MacElrath Capacity: \_\_\_\_\_

Signature: Inez T. MacElrath Capacity: \_\_\_\_\_

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

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

Print Name: Clyde R. MacElrath and Inez Fay  
MacElrath

Print Name: McGowan

Address: \_\_\_\_\_

Address: 313 North Main Street

City: \_\_\_\_\_

City: Alamo

State: \_\_\_\_\_ Zip: \_\_\_\_\_

State: NV Zip: 89001

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

Print Name: First American Title Insurance  
Company

File Number: 121-2376949 CMR/CMR

Address: 5310 Kietzke Lane, Suite 100

City: Reno

State: NV Zip: 89511-2043

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