

Official RecordRecording requested By
FIRST AMERICAN TITLE COMPANY

Lincoln County - NV

Leslie Boucher - Recorder

Fee: \$16.00 Page 1 of 3

RPTT: \$195.00 Recorded By AE

Book- 275 Page- 0186

A.P. No. 003-078-07
Escrow No. 116-2432146-CV/VT
R.P.T.T. \$195.00



0142196

WHEN RECORDED RETURN TO:

Karen and Steven Culverwell
P.O. Box 231
Caliente, NV 89008

MAIL TAX STATEMENTS TO:

Karen and Steven Culverwell
P.O. Box 231
Caliente, NV 89008

GRANT, BARGAIN and SALE DEED

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

Cory Smith, a married man as his sole and separate property

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

Karen Culverwell and Steven Culverwell, wife and husband as joint tenants with right of survivorship

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

BEING A PORTION OF THE EAST HALF (E1/2) OF THE EAST HALF (E1/2) OF THE NORTHWEST QUARTER (NW1/4) OF SECTION 8, TOWNSHIP 4 SOUTH, RANGE 67 EAST, M.D.B.&M., COMMONLY KNOWN AS HOUSE NO. 8 IN THE RAILROAD ROW, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**COMMENCING AT THE CENTER OF SAID SECTION 8; THENCE NORTH ALONG THE EAST LINE OF SAID (NW1/4), 758.52 FEET;
THENCE WEST AT RIGHT ANGLES TO SAID EAST LINE, 514.50 FEET TO THE TRUE POINT OF BEGINNING;
THENCE NORTH PARALLEL WITH SAID EAST LINE, 54.04 FEET;
THENCE WEST AT RIGHT ANGLES, 121.00 FEET;
THENCE SOUTH 54.04 FEET ALONG A LINE PARALLEL WITH AND DISTANT EAST 24.50 FEET, MEASURED AT RIGHT ANGLES FROM THE WEST LINE OF SAID (E1/2) OF THE (E1/2) OF THE (NW1/4);
THENCE EAST AT RIGHT ANGLES TO SAID PARALLEL LINE, 121.00 FEET TO THE TRUE POINT OF BEGINNING;**

NOTE : THE ABOVE METES AND BOUND DESCRIPTION APPEARED PREVIOUSLY IN THAT CERTAIN DOCUMENT RECORDED JULY 19, 2007, IN BOOK 232, PAGE 444, AS INSTRUMENT NO. 129103

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 reversions, remainders, rents, issues or profits thereof.

Date: 11/01/2012





Cory B. Smith

Cory Smith

STATE OF NEVADA)

: ss.

COUNTY OF ~~CLARK~~)

Lander

This instrument was acknowledged before me on

11/02/2012

by

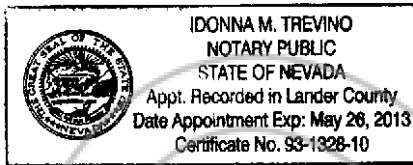
Cory Smith.

Idonna M. Trevino

Notary Public

(My commission expires: 05/26/2012)

This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated 11/01/2012 under Escrow No. 116-2432146



COPIES

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Page 1 of 1 Fee: \$16.00
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STATE OF NEVADA
DECLARATION OF VALUE

1. Assessor Parcel Number(s)

- a) 003-078-07 _____
- 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 _____

FOR RECORDERS OPTIONAL USE	
Book _____	Page: _____
Date of Recording: _____	
Notes: _____	

- 3. a) Total Value/Sales Price of Property: \$50,000.00
- b) Deed in Lieu of Foreclosure Only (value of (\$ _____))
- c) Transfer Tax Value: \$50,000.00
- d) Real Property Transfer Tax Due \$195.00

4. **If Exemption Claimed:**

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

5. Partial Interest: Percentage being transferred: 100 %

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: [Signature] Capacity: agent
 Signature: _____ Capacity: _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: Cory Smith
 Address: 514 Northgate Drive
 City: Battle Mountain
 State: NV Zip: 89820

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Karen Culverwell and Steven Culverwell
 Address: P.O. Box 231
 City: Caliente
 State: NV Zip: 89008

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

First American Title Insurance
 Print Name: Company Lenders Advantage File Number: 1 1 6 - 2 4 3 2 1 4 6 C V / d p
 Address: 2490 Paseo Verde Parkway, Suite 100
 City: Henderson State: NV Zip: 89074