

Official RecordRecording requested By
FIRST AMERICAN TITLE COMPANY**Lincoln County - NV****Leslie Boucher - Recorder**Fee: **\$15.00** Page 1 of 2
RPTT: **\$546.00** Recorded By: AE
Book- 284 Page- 0168A.P.N.: 005-251-12
File No: 119-2457830 (EDH)
R.P.T.T.: \$546.00 C

0144695

When Recorded Mail To: Mail Tax Statements To:
James Selman
10518 Malloy Springs Road
Pioche, NV 89043***GRANT, BARGAIN and SALE DEED****FOR A VALUABLE CONSIDERATION*, receipt of which is hereby acknowledged,

G. Glen Howes and Beth L. Hoffman, husband and wife as joint tenants with right of survivorship

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

James Selman, a single man

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

THAT PORTION OF THE NORTHEAST QUARTER (NE1/4) OF THE NORTHEAST QUARTER (NE1/4) OF SECTION 36, TOWNSHIP 5 NORTH, RANGE 65 EAST, M.D.B. AND M., LINCOLN COUNTY, NEVADA, DESCRIBED AS FOLLOWS:**PARCEL 4D OF SUBSEQUENT PARCEL MAP DIVIDING PARCEL FOUR, PLAT BOOK B, PAGE 363, FOR RICHARD MOSER AND ALLISON NEWLON, AS SHOWN UPON MAP THEREOF RECORDED AUGUST 5, 2002 AS FILE 118582 IN PLAT BOOK B, PAGE 443**

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: 11/15/2013



✓ G. Glen Howes Glen Howes
G. Glen Howes

✓ Beth L. Hoffman
Beth L. Hoffman

idaho
STATE OF ~~NEVADA~~)
Ada : ss.
COUNTY OF ~~CLARK~~)

This instrument was acknowledged before me on
November 24, 2013 by
G. Glen Howes and Beth L. Hoffman.

Sher'I Fletcher
Notary Public
(My commission expires: 12/11/15)

Sher'I Fletcher
SHER'I FLETCHER
Notary Public
State of Idaho

This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated
11/19/2013 under Escrow No. 119-2457830

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Page 1 of 1 Fee: \$15.00
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STATE OF NEVADA
DECLARATION OF VALUE

- 1. Assessor Parcel Number(s)
 - a) 005-251-12
 - 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: \$139,900.00
- b) Deed in Lieu of Foreclosure Only (value of (\$ _____))
- c) Transfer Tax Value: \$139,900.00
- d) Real Property Transfer Tax Due \$546.00

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: *G. Hoffman* Capacity: *Agent*
 Signature: _____ Capacity: _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)

G. Glen Howes and Beth L.
 Print Name: Hoffman
 Address: 6690 Valley Heights Dr
 City: Boise
 State: ID Zip: 83709

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: James Selman
 Address: 10518 Malloy Springs Road
 City: Pioche
 State: NV Zip: 89043

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

First American Title Insurance
 Print Name: Company File Number: 119-2457830 EDH/hw
 7201 West Lake Mead Boulevard, Suite
 Address: 212
 City: Las Vegas State: NV Zip: 89128

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