

Official RecordRecording requested By
FIRST AMERICAN TITLE COMPANY

Lincoln County - NV

Leslie Boucher - Recorder

Fee: \$41.00 Page 1 of 3

RPTT: \$292.50 Recorded By: AE

Book- 284 Page- 0435

A.P. No. 003-078-08
Escrow No. 116-2452901-dp/VT
R.P.T.T. \$292.50

WHEN RECORDED RETURN TO:

Steven Culverwell and Karen Culverwell
Post Office Box 231
Caliente, NV 89008

MAIL TAX STATEMENTS TO:

Steven Culverwell and Karen Culverwell
Post Office Box 231
Caliente, NV 89008



0144748

GRANT, BARGAIN and SALE DEED

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

Christopher K. Sonnenberg and Karyn B. Sonnenberg, husband and wife as joint tenants

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

Steven Culverwell and Karen Culverwell, husband and wife as Joint Tenants

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. 9 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 NORTHWEST QUARTER (NW1/4) 812.56 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 THE LINE PARALLEL WITH DISTANCE OF 24.50 FEET MEASURED AT RIGHT ANGLES FROM WEST LINE OF EAST HALF (1/2) OF NORTHWEST QUARTER (NW1/4); THENCE EAST AT RIGHT ANGLES TO SAID PARALLEL LINE 121.00 FEET TO THE TRUE POINT OF BEGINNING.

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.

Grantee herein is prohibited from conveying captioned property for any sales price for a period of 30 days from the date of this deed. After this 30 day period, Grantee is further prohibited from conveying the property for a sales price greater than \$90,000 until 90 days from the date of this deed. These restrictions shall run with the land and are not personal to the Grantee.



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

Date: 11/20/2013

COPY



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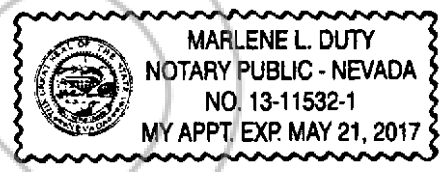
Christopher Sonnenberg
Christopher Sonnenberg

Karyn Sonnenberg
Karyn Sonnenberg

STATE OF NEVADA)
): ss.
COUNTY OF Clark)

This instrument was acknowledged before me on
11-21-13 by
**Christopher Sonnenberg and Karyn
Sonnenberg.**

[Signature]
Notary Public
(My commission expires: 5-21-17)



This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated
11/20/2013 under Escrow No. 116-2452901

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STATE OF NEVADA
DECLARATION OF VALUE

- 1. Assessor Parcel Number(s)
 - a) 003-078-08 _____
 - 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: \$75,000.00
- b) Deed in Lieu of Foreclosure Only (value of _____) (\$ _____)
- c) Transfer Tax Value: \$75,000.00
- d) Real Property Transfer Tax Due \$292.50

- 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)
 Christopher Sonnenberg and
 Print Name: Karyn Sonnenberg
 Address: P.O. Box 7382
 City: Bunkerville
 State: NV Zip: 89007

BUYER (GRANTEE) INFORMATION (REQUIRED)
 Steven Culverwell and
 Print Name: Karen Culverwell
 Address: Post Office 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: 116-2452901 dp/dp
 Address: 2500 Paseo Verde Parkway, Suite 120
 City: Henderson State: NV Zip: 89074

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