**±** 0145114

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Record Recording requested By FIRST AMERICAN TITLE COMPANY

Lincoln County - NV Leslie Boucher - Recorder

Fee: \$16.00 Page 1 of 3 Recorded By: AE RPTT: \$721.50 Book- 285 Page-0480



A.P.N.: 006-241-24

File No: 119-2459117 (EDH)

R.P.T.T.: \$721.50

When Recorded Mail To: Mail Tax Statements To: Anthony F. Cuglietta 8820 W. Lone Mountain Las Vegas, NV 89129

## GRANT, BARGAIN and SALE DEED

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

Clifford S. Lewis and Susan E. Lewis, husband and wife as joint tenants

do(es) hereby GRANT, BARGAIN and SELL to

Anthony F. Cuglietta, a married man as his sole and separate property

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

THAT PORTION OF THE SOUTHWEST QUARTER (\$W1/4) AND THE SOUTHEAST OUARTER (SE1/4) OF SECTION 35, TOWNSHIP 2 NORTH, RANGE 69 EAST, M.D.B. & M., LINCOLN COUNTY, NEVADA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND WHICH IS A PORTION OF LOT 4 (BOOK N1, PAGE 61, DOCUMENT NO. 43761) IN URSINE ALSO KNOWN AS THE "EAGLE VALLEY SETTLEMENT". BEGINNING AT THE NORTHEAST CORNER WHENCE THE NORTHEAST CORNER OF SAID LOT 4 BEARS SOUTH 70°29'EAST, 250.00 FEET, THIS BEGINNING POINT IS ALSO THE NORTHWEST CORNER OF THE EASTERLY 250 FEET OF SAID LOT 4 AS DESCRIBED IN A DEED IN BOOK 01, PAGE 30 UNDER DOCUMENT NO. 49006; THENCE NORTH 70°29' WEST, 300.00 FEET ALONG THE NORTH LINE OF SAID LOT 4 TO THE NORTHWEST CORNER OF THIS PARCEL AND THE NORTHEAST CORNER OF THE LAND IN A DEED IN BOOK 28, PAGE 446 UNDER DOCUMENT NO. 63525; THENCE SOUTH 13°22' WEST, 289.89 FEET ALONG THE EAST LINE OF SAID LAND IN BOOK 28, PAGE 446 TO THE SOUTHWEST CORNER OF THIS PARCEL AND THE SOUTH LINE OF SAID LOT 4; THENCE NORTH 82°08' EAST, 67.79 FEET ALONG THE SOUTH LINE OF SAID LOT 4, ALSO BEING THE NORTH LINE OF THE COUNTY LANE, TO A CORNER OF THIS PARCEL AND OF SAID LOT 4, THENCE SOUTH 72°25' EAST, 239.50 FEET CONTINUING ALONG THE SOUTH LINE OF SAID LOT 4 AND THE NORTH LINE OF THE COUNTY LANE TO THE SOUTHEAST CORNER OF THIS PARCEL AND THE SOUTHWEST CORNER OF THE LAND IN ABOVE SAID BOOK 01, PAGE 30, THENCE NORTH 18°17'18" EAST, 250.63 FEET ALONG THE WEST LINE OF THE SAID LAND IN BOOK O1, PAGE 30 TO THE NORTH LINE OF SAID LOT 4 AND THE POINT OF BEGINNING.

THE BASIS OF BEARINGS FOR THIS LEGAL IS SOUTH 70°29' EAST, BEING THE SOUTH LINE OF LOT 3 IN URSINE AS SHOWN IN A DEED RECORDED MARCH 14, 1966 UNDER DOCUMENT NO. 43761 IN BOOK N1, PAGE 63.

NOTE: ABOVE METES AND BOUND DESCRIPTION APPEARED PREVIOUSLY IN THAT CERTAIN DOCUMENT RECORDED FEBRUARY 18, 2011, IN BOOK 262, PAGE 0241, AS INSTRUMENT NO. 137852.

#### 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: 12/18/2013



Chilland & Source
Clifford S. Lewis
18 EC
Susan E. Lewis

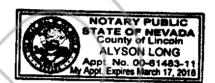
STATE OF NEVADA )

LIN(ON : ss

COUNTY OF CLARK L)

This instrument was acknowledged before me on February 21, 2014 by Clifford S. Lewis and Susan E. Lewis.

(My commission expires: William 17,201)



This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated 02/21/2014 under Escrow No. 119-2459117

# DOC # DV-145114

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### Official Record

STATE OF NEVADA

DECLARATION OF VALUE

Recording requested By FIRST AMERICAN TITLE COMPANY

4 Assess Devel Number(s)	Lincoln County - NV
Assessor Parcel Number(s)	Leslie Boucher - Recorder
a) 006-241-24	Page 1 of 2 Fee: \$16.00
b) c)	Recorded By: AE RPTT: \$721.50
d)	Book-285 Page-0480
	\ \
2. Type of Property	s. FOR RECORDERS OPTIONAL USE
a) Vacant Land b) Single Fam. Re	
c) Condo/Twnhse d) 2-4 Plex	BookPage:
e) Apt. Bldg. f) Comm'l/Ind'I	Date of Recording:
g) Agricultural h) Mobile Home	Notes:
i) Other	
a) Total Value/Sales Price of Property:	\$185,000.00
b) Deed in Lieu of Foreclosure Only (value of	
	(\$
c) Transfer Tax Value:	\$185,000.00
d) Real Property Transfer Tax Due	\$721.50
4. If Exemption Claimed:	
a. Transfer Tax Exemption, per 375.090, Sect	ion;
b Explain reason for exemption:	
5. Partial Interest: Percentage being transferred:	%
The undersigned declares and acknowledges	
375,060 and NRS 375,110, that the information	
information and belief, and can be supported by d the information provided herein. Furthermore, the	
claimed exemption, or other determination of add	
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 ad	
Signature: Afford & Seure	Capacity: Clerk
Signature: State Etc.	Capacity: (Cll-CV
SELLER (GRANTOR) INFORMATION	BUYER (GRANTEE) INFORMATION
(REQUIRED)	(REQUIRED)
Clifford S. Lewis and Susan E.	Z
Print Name: Lewis	Print Name: Anthony Cuglietta
Address: HC 74 Box 180	Address: 12421 Eagle Street
City: Proche	City: Ursine
State: <u>NV</u> Zip: <u>89043</u>	State: <u>NV</u> Zip: <u>89043</u>
COMPANY/PERSON REQUESTING RECORDING	(required if not seller or buyer)
First American Title Insurance	P1- Nove 440 0450447 FBUV
Print Name: Company	File Number: <u>119-2459117 EDH/dc</u>
Address 7251 West Lake Mead Blvd, Suite 100 City: Las Vegas	State: NV Zip:89128
(AS A PUBLIC RECORD THIS FORM MAY	
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## STATE OF NEVADA DECLARATION OF VALUE

b) Deed in Lieu of Foreclosure Only (value of c) Transfer Tax Value:  t) \$185,000.00 d) Real Property Transfer Tax Due  \$721.50	1.	Assessor Parcel Number(s)	
2. Type of Property a)   Vacant Land b)   Single Fam. Res.   FOR RECORDERS OPTIONAL USE   c)   Condo/Twnhse d)   2.4 Plex   Book   Page:   e)   Apt. Bldg. f)   Comm'l/Ind'l   Date of Recording:   g)   Agricultural h)   Mobile Home   Notes:   i)   Other   \$185,000.00   b) Deed in Lieu of Foreclosure Only (value of c) Transfer Tax Value:   \$185,000.00   d) Real Property Transfer Tax Due   \$721.50   4.   If Exemption Claimed:   \$185,000.00   b) Explain reason for exemption:   b) Explain reason for exemption:   \$75.090, Section:   b) Explain reason for exemption:   c) Partial Interest: Percentage being transferred:	- /-	006-241-24	\ \
2. Type of Property a)			\ \
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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 fointly and severally liable for any additional amount owed.  Signature:  Signature:  Signature:  Capacity:  Capacity:  Capacity:  Capacity:  Capacity:  Capacity:  Print Name: Lewis and Susan E.  Print Name: Lewis Print Name: Anthony F. Cuglietta  Address: ACTYO ROX 280 Address: 8820 W. Lone Mountain  City: Proche City: Las Vegas  State: NV Zip: 89129  COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)  First American Title Insurance  Print Name: Company  File Number: 119-2459117 EDH/dc	375		
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