

APN: A portion of 002-182-¹⁰02-JC

RETURN RECORDED DEED TO:

Joshua & Tiffany Cluff
P.O. Box 922
Panaca, Nevada 89042



GRANTEE/MAIL TAX STATEMENTS TO:

Joshua & Tiffany Cluff
P.O. Box 922
Panaca, Nevada 89042

GRANT BARGAIN AND SALE DEED

THIS INDENTURE, made and entered into this 15th day of October, 2013, between John M. Wadsworth, a widowed man, and as, the party of the first part, hereinafter referred to as "GRANTOR", and Joshua B. Cluff and Tiffany L. Cluff, as husband and wife, as joint tenants with right of survivorship, the party of the second part, hereinafter referred to as "GRANTEES."

WITNESSETH:

Jm W
\$17,000⁰⁰ For land *TC*

That the GRANTOR, in consideration of Ten Dollars (~~\$10~~), lawful money of the United States of America, and other good and valuable consideration, in hand paid by the GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, do hereby grant, bargain and sale unto the GRANTEES, and to their heirs and assigns, forever, all their rights, title and interest in and to those certain lots, pieces and parcels of land situate in Panaca, County of Lincoln, State of Nevada, and more particularly described as follows, to-wit:

Parcel of land situated in Section 9, Township 2 South, Range 68 East, Mount Diablo Meridian, Lincoln County, Nevada more particularly described as Parcel 2 of the Parcel Map for John M. Wadsworth which is recorded with Plat Book D, Page 0106 of Lincoln County, Nevada Records, Document Number 0144141, and further described as:

Commencing at a point at the NE corner of the John M. Wadsworth property, which is also the NE corner of Block 34 in the Town of Panaca, Lincoln County, Nevada, Section 9, Township 2 South, Range 68 East, M.D.M.,
Thence South bearing N 0°09'03" E 160.89 Feet to the point of Beginning;
Thence South bearing N 0°09'03" E 103.93 Feet to the SE corner of the herein deeded property, and the NE corner of the Amos Phillips Family property;
Thence West bearing N 89°14'54" E 264.00 feet to the SW corner of the herein deeded property and the center of Block 34.



Thence North bearing N 0°15'11" W 107.99 feet to the NW corner of the herein deeded property;
Thence East N 89°52'19" W 264.73 feet to the place of beginning and NE corner of said property and place of true beginning. Containing 28,011 square feet (0.643 acres).

Together with one share of Panaca Irrigation Company water and all improvements and building situate thereon:

TOGETHER WITH all and singular the tenements, hereditaments, and appurtenances thereunto belonging or in anywise appertaining and the reversion(s), remainder(s), rents, issues and profits thereof; also all possession, claim and demand whatsoever, as well as in law as in equity of the said party of the first part, of, in, or to the said premises.

TO HAVE AND TO HOLD, all and singular, the said premises together with the appurtenances, unto the said GRANTEE, and to their heirs and assigns, forever.

IN WITNESS WHEREOF, the GRANTOR have hereunto set their hand the day and year first above written.

John M. Wadsworth
JOHN M. WADSWORTH

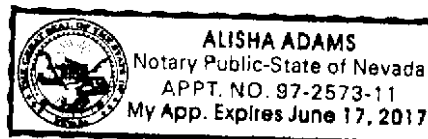
X Jakua Cluff
X Tiffany Cluff

State of Nevada)
)ss.
County of Lincoln)

On this 14th day of October, 2013, **JOHN M. WADSWORTH**, personally appeared before me and proved to me to be the person described in and who executed the foregoing Grant Bargain and Sale Deed, who acknowledged that he executed the same freely and voluntarily and for the uses and purposes therein mentioned.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal.

Alisha Adams
NOTARY PUBLIC



Recording requested By
JOSHUA B. CLUFF

Lincoln County - NV
Leslie Boucher - Recorder

Page 1 of 1 Fee: \$15.00
Recorded By: LB RPTT: \$97.50
Book- 286 Page- 0452

STATE OF NEVADA
DECLARATION OF VALUE FORM

1. Assessor Parcel Number(s)
a) 002-182-02
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
 Other _____

FOR RECORDER'S OPTIONAL USE ONLY
Book: _____ Page: _____
Date of Recording: _____
Notes: _____

3. Total Value/Sales Price of Property \$ 25,000
Deed in Lieu of Foreclosure Only (value of property) (_____)
Transfer Tax Value: \$ _____
Real Property Transfer Tax Due \$ 97.50

4. If Exemption Claimed:

a. Transfer Tax Exemption per NRS 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 _____ Capacity _____

Signature Joshua Cluff Capacity _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: John M. Wadsworth
Address: P.O. Box 256
City: Panaca
State: Nv. Zip: 89042

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Joshua B. Cluff and Tiffany L. Cluff
Address: P.O. Box 922
City: Panaca
State: Nv. Zip: 89042

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

Print Name: _____ Escrow #: _____
Address: _____
City: _____ State: _____ Zip: _____