

**Official Record**Recording requested By  
NYKELE DUNN

Lincoln County - NV

Leslie Boucher - Recorder

Fee: \$16.00

Page 1 of 3

RPTT:

Recorded By: HB

Book- 291 Page- 0213



APN: 12-170-62

## RETURN RECORDED DEED TO:

Steven and Nykele Dunn  
P.O. Box 471  
Panaca, Nevada 89042

## GRANTEE/MAIL TAX STATEMENTS TO:

Steven and Nykele Dunn  
P.O. Box 471  
Panaca, Nevada 89042

**GRANT BARGAIN AND SALE DEED**

THIS INDENTURE, made and entered into this 9 day of October, 2014, between, Van and Melanie Cluff, hereinafter referred to as "GRANTORS", and Steven and Nykele Dunn, Husband and Wife taking property as joint tenants with a right of survivorship, the party of the second part, hereinafter referred to as "GRANTEES."

**WITNESSETH:**

That the GRANTORS, 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 GRANTEES, 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 2C OF THE SUBSEQUENT PARCEL MAP FOR ESTHER F. COLE, SITUATE IN SEC. 8, T2S, R68E, MDB&M, LINCOLN COUNTY, NEVADA, OFFICIAL RECORD OF THE LINCOLN COUNTY RECORDER'S OFFICE, STATE OF NEVADA, RECORDED JANUARY 10, 2014 AS DOCUMENT #0144790, IN BOOK D, PAGE 0113.

A PORTION OF PARCEL 2, BOOK "PLAT A" OF THE OFFICIAL RECORDS, PAGE 260 AT THE LINCOLN COUNTY, NEVADA RECORDER'S OFFICE, SAID PARCEL BEING IN THE S.W. ¼ OF SECTION 8, T2S, R68E, MDB&M, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT S89°50'33"E, 1575.03 FEET ALONG THE ¼ SECTION LINE AND S01°00'30"E, 487.17 FEET FROM THE WEST ¼ CORNER OF SECTION 8, T2S, R68E, MDB&M, SAID POINT BEING S01°00'30"E, 475.73 FEET FROM THE n.e. CORNER OF SAID PARCEL 2; THENCE ALONG THE BOUNDARY OF SAID PARCEL 2 THE



FOLLOWING THREE (3) COURSES; THENCE S30°50'54"W, 293.46 FEET;  
THENCE S88°00'00"W, 110.91 FEET; THENCE N0°23'30W, 262.07 FEET;  
THENCE S8838'18"E, 263.19 FEET TO THE POINT OF BEGINNING.  
SUBJECT TO AND TOGETHER WITH A 25' WIDE INGRESS AND UTILITY  
EASEMENT ALONG THE WESTERLY BOUNDARY OF SAID PARCEL 2.

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 GRANTEES, and to their heirs and assigns, forever.

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

Van Cluff  
Van Cluff

State of Nevada )  
)ss.  
County of Lincoln )

On this 9<sup>th</sup> day of OCTOBER, 2014, \*\*\* Van Cluff \*\*\* personally  
appeared before me and proved to me to be the person(s) 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.

Sarah K. Metker  
~~NOTARY PUBLIC~~  
**Senior Justice Of The Peace**

///  
///



///

///

///

///

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

Melanie Cluff  
Melanie Cluff

State of Nevada     )  
                                  )ss.  
County of Lincoln    )

On this 9<sup>th</sup> day of OCTOBER, 2014, \*\*\* Melanie Cluff \*\*\* personally appeared before me and proved to me to be the person(s) described in and who executed the foregoing Grant Bargain and Sale Deed, who acknowledged that she 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.

Sarah K. Helker  
NOTARY PUBLIC

**Senior Justice Of The Peace**

Recording requested By  
NYKELE DUNN

Lincoln County - NV  
Leslie Boucher - Recorder

Page 1 of 1 Fee: \$16.00  
Recorded By: HB RPTT:  
Book- 291 Page- 0213

STATE OF NEVADA  
DECLARATION OF VALUE FORM

1. Assessor Parcel Number(s)  
a) 12-170-02  
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 \$ \_\_\_\_\_  
Deed in Lieu of Foreclosure Only (value of property) ( \_\_\_\_\_ )  
Transfer Tax Value: \$ \_\_\_\_\_  
Real Property Transfer Tax Due \$ \_\_\_\_\_

4. If Exemption Claimed:

a. Transfer Tax Exemption per NRS 375.090, Section 5  
b. Explain Reason for Exemption: The land was transferred from my parents to myself and my husband.

5. Partial Interest: Percentage being transferred: \_\_\_\_\_ %

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 Nykele Dunn Capacity Grantee  
Signature \_\_\_\_\_ Capacity \_\_\_\_\_

**SELLER (GRANTOR) INFORMATION (REQUIRED)**

Print Name: Van and Melanie Claff  
Address: Box 477  
City: Panaca  
State: NV Zip: 89042

**BUYER (GRANTEE) INFORMATION (REQUIRED)**

Print Name: Steven and Nykele Dunn  
Address: Box 477  
City: Panaca  
State: NV Zip: 89042

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

Print Name: \_\_\_\_\_ Escrow #: \_\_\_\_\_  
Address: \_\_\_\_\_  
City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_