

**Official Record**

Recording requested By  
FIRST AMERICAN TITLE COMPANY

Lincoln County - NV  
Leslie Boucher - Recorder

Fee: \$17.00 Page 1 of 4  
RPTT: \$507.00 Recorded By: AE  
Book- 296 Page- 0210

A.P.N.: 002-181-16  
File No: 2484424 (LO)  
R.P.T.T.: \$507.00



When Recorded Mail To: Mail Tax Statements To:  
Shain G. Manuele and Sharla Manuele  
135 South Forth Street  
Panaca, NV 89042

**GRANT, BARGAIN and SALE DEED**

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

David B. Gaffin and Michele L. Wadsworth, trustees of The Beverly R. Gaffin Living Trust,  
dated July 6, 2000

do(es) hereby GRANT, BARGAIN and SELL to

Shain G. Manuele and Sharla Manuele, Husband and Wife as Joint Tenants with Right of  
Survivorship

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

**THAT PORTION OF THE PARCEL MAP FOR THE BEVERLY R. GAFFIN LIVING TRUST  
DATED JULY  
6, 2000 IN SECTION 9, TOWNSHIP 2 SOUTH, RANGE 68 EAST, MOUNT DIABLO  
MERIDIAN IN  
LOT 2 BLOCK 27 OF PANACA TOWNSITE, DESCRIBED AS FOLLOWS:**

**PARCEL 2 OF LOT 2, AS SHOWN BY MAP THEREOF IN BOOK C, PAGE 355, RECORDED  
SEPTEMBER 20, 2007 AS DOCUMENT 0129925, OFFICIAL RECORDS OF LINCOLN  
COUNTY,  
NEVADA.**

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: 06/08/2015

COPY



0147785

David B. Gaffin and Michele L. Wadsworth,  
trustees of The Beverly R. Gaffin Living  
Trust, dated July 6, 2000,

*David B Gaffin*

David B. Gaffin, Trustee

*Signed in counterpart*

Michele L. Wadsworth, Trustee

STATE OF **NEVADA** )  
                  **CLARK** ) **ss.**  
COUNTY OF **WASHINGTON** )

This instrument was acknowledged before me on June 8, 2015 by  
\* **The Beverly R. Gaffin Living Trust.**

*Joleen Marchand*  
\_\_\_\_\_  
Notary Public  
(My commission expires: 11/6/2016)



This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated **June 08, 2015** under Escrow No. **2484424**.

\* *David B. Gaffin, Trustee*

David B. Gaffin and Michele L. Wadsworth,  
trustees of The Beverly R. Gaffin Living  
Trust, dated July 6, 2000

Signed in Counterpart  
David B. Gaffin, Trustee

Michele L. Wadsworth  
Michele L. Wadsworth, Trustee



STATE OF **NEVADA** )  
                  *Lincoln* : ss.  
COUNTY OF ~~WASHINGTON~~ )

This instrument was acknowledged before me on June 8<sup>th</sup>, 2015 by  
\* **The Beverly R. Gaffin Living Trust.**

Roanne Moore  
Notary Public  
(My commission expires: March 31, 2017)

This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated **June 08, 2015** under Escrow No. **2484424.**

\* Michele L. Wadsworth, Trustee

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STATE OF NEVADA  
DECLARATION OF VALUE

1. Assessor Parcel Number(s)

- a) 002-181-16
- 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 \_\_\_\_\_

<b>FOR RECORDERS OPTIONAL USE</b>	
Book _____	Page: _____
Date of Recording: _____	
Notes: _____	

- 3. a) Total Value/Sales Price of Property: \$130,000.00
- b) Deed in Lieu of Foreclosure Only (value of ( \$ \_\_\_\_\_ ))
- c) Transfer Tax Value: \$130,000.00
- d) Real Property Transfer Tax Due: \$507.00

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: \_\_\_\_\_

Capacity: \_\_\_\_\_

Signature: Shain G. Manuele

Capacity: grantor

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

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

Print Name: The Beverly R. Gaffin Living Trust

Print Name: Shain G. Manuele and

Address: 10181 Park Run Dr #200

Address: 135 South Forth Street

City: Las Vegas

City: Panaca

State: NV Zip: 89145

State: NV Zip: 89042

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

Print Name: First American Title Company, LLC

File Number: 2484424 LO/LO

Address: 555 South Bluff Street, Ste. 100

City: St. George

State: UT Zip: 84770

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