



0148262

A.P. No. 002-061-10  
Escrow No. 116-2486797-dp/VT  
R.P.T.T. \$780.00

**WHEN RECORDED RETURN TO:**

Raymond J. Wadsworth and Kristan N.  
Wadsworth  
P.O. Box 556  
Panaca, NV 89042

**MAIL TAX STATEMENTS TO:**

Raymond J. Wadsworth and Kristan N. Wadsworth  
P.O. Box 556  
Panaca, NV 89042

**GRANT, BARGAIN and SALE DEED**

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

James E. Manner and Anna Rae Manner, husband and wife as joint tenants with right of survivorship

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

Raymond J. Wadsworth and Kristan N. Wadsworth, 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:

**A PORTION OF LOT TWO (2) IN BLOCK 23 (IN THE TOWN OF PANACA). MORE SPECIFICALLY AS ALL OF PARCEL 4 OF PARCEL MAP FILED AS DOCUMENT NUMBER 110329 IN BOOK B OF PLATS PAGE 85 IN THE RECORDER'S OFFICE 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.

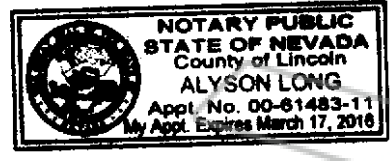
Date: 08/26/2015



James E. Manner  
James E. Manner

Anna Rae Manner  
Anna Rae Manner

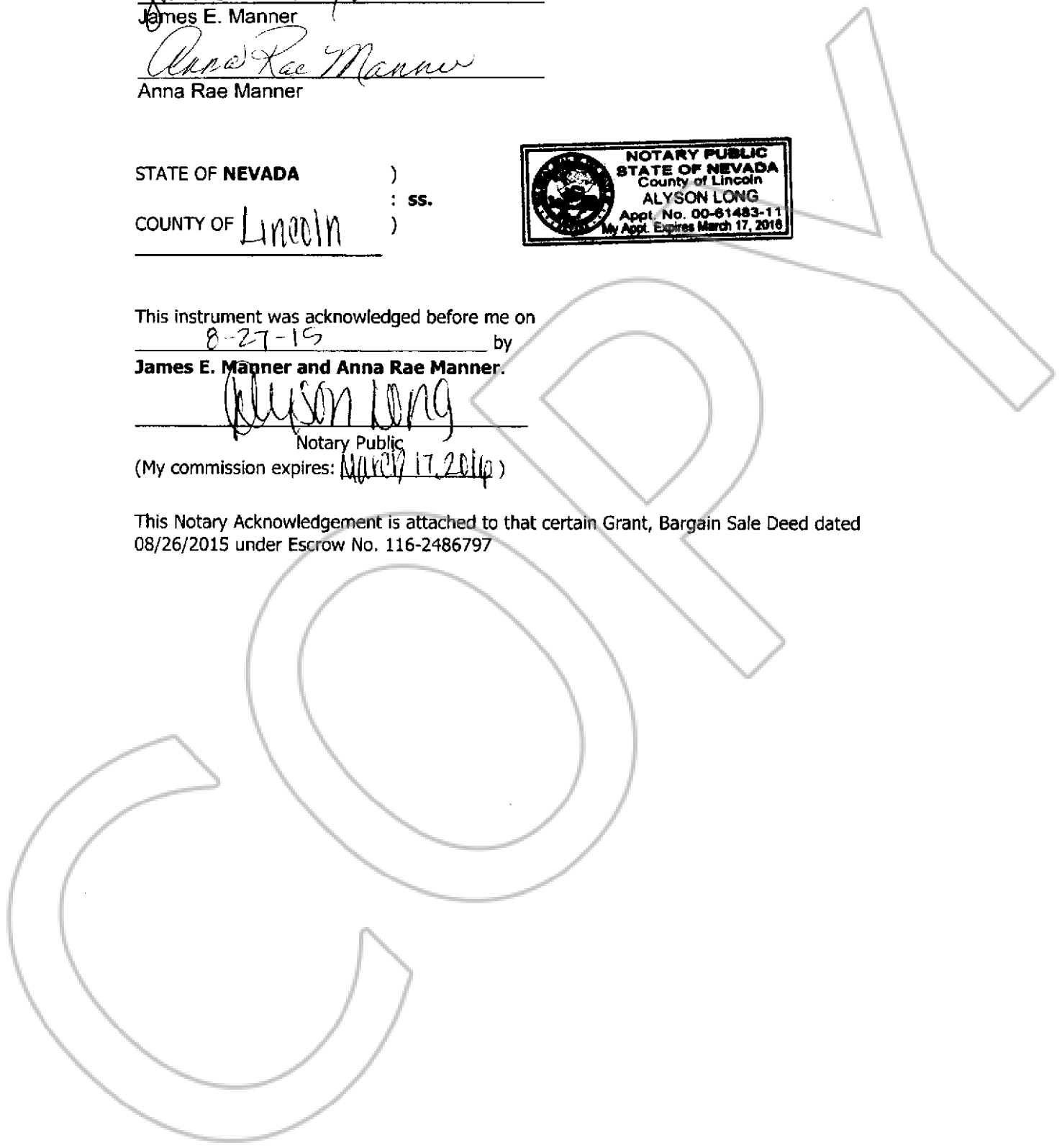
STATE OF NEVADA )  
 ) : ss.  
COUNTY OF Lincoln )



This instrument was acknowledged before me on  
8-27-15 by  
**James E. Manner and Anna Rae Manner.**

Alyson Long  
Notary Public  
(My commission expires: March 17, 2016)

This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated 08/26/2015 under Escrow No. 116-2486797



STATE OF NEVADA  
DECLARATION OF VALUE

Recording requested By  
FIRST AMERICAN TITLE COMPANY

Lincoln County - NV  
Leslie Boucher - Recorder

Page 1 of 1 Fee: \$15.00  
Recorded By: AE RPTT: \$780.00  
Book- 298 Page- 0061

1. Assessor Parcel Number(s)

- a) 002-061-10 \_\_\_\_\_
- 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: \$200,000.00
- b) Deed in Lieu of Foreclosure Only (value of ( \$ \_\_\_\_\_ )
- c) Transfer Tax Value: \$200,000.00
- d) Real Property Transfer Tax Due \$780.00

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: James E Manner  
Signature: Anna Rae Manner

Capacity: Grantor  
Capacity: Grantor

**SELLER (GRANTOR) INFORMATION**

**BUYER (GRANTEE) INFORMATION**

(REQUIRED)

(REQUIRED)

James E. Manner and Anna Rae  
Print Name: Manner  
Address: P.O. Box 598  
City: Panaca  
State: NV Zip: 89042

Raymond J. Wadsworth  
Print Name: and Kristan N. Wadsworth  
Address: P.O. Box 556  
City: Panaca  
State: NV Zip: 89042

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

First American Title Insurance  
Print Name: Company  
Address: 2500 Paseo Verde Parkway, Suite 120  
City: Henderson

File Number: 116-2486797 dp/dp  
State: NV Zip: 89074

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