



0148380

A.P. No. 003-072-07  
Escrow No. 179-2489522-RC/VT  
R.P.T.T. \$331.50

*WHEN RECORDED RETURN TO:*

Shain Mastin  
HCR 34 Box 17  
Caliente, NV 89008

*MAIL TAX STATEMENTS TO:*

Shain Mastin  
HCR 34 Box 17  
Caliente, NV 89008

**GRANT, BARGAIN and SALE DEED**  
***\*signed in counterpart\****

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

Rozanne Mangum, A married woman as her sole and separate property and Marilyn Marsing, a married woman as her sole and separate property, as joint tenants

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

Shain Mastin, an unmarried man

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

**BEGINNING AT THE WEST ONE-HALF (W1/2) OF LOT NUMBERED SIX (6) AND ALL OF LOT NUMBERED SEVEN (7) AND THE EAST 23' OF LOT EIGHT (8) IN BLOCK NUMBERED THIRTY-SEVEN (37), AS THE SAME ARE PLATTED AND DESCRIBED ON THE OFFICIAL PLAT OF THE CITY OF CALIENTE NOW ON FILE AND OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF LINCOLN COUNTY, NEVADA, TO WHICH SAID PLAT, AND THE RECORDS THEREOF, REFERENCE IS HEREBY MADE FOR MORE FULL AND COMPLETE DESCRIPTION OF SAME.**

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: 09/17/2015





Signed in counterpart

Rozanne Mangum

Marilyn Marsing  
Marilyn Marsing

STATE OF Wyoming  
: ss.  
COUNTY OF Sweetwater

This instrument was acknowledged before me on  
September 19, 2015 by  
**Marilyn Marsing.**

Barbara S. Topp  
Notary Public  
(My commission expires: 2/19/2018)

BARBARA S. TOPP  
Notary Public  
Sweetwater County  
Wyoming  
My Commission Expires Feb 19, 2018

Barbara S. Topp  
2/19/18

This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated 09/17/2015 under Escrow No. 179-2489522

STATE OF NEVADA  
DECLARATION OF VALUE

Recording requested By  
FIRST AMERICAN TITLE COMPANY

Lincoln County - NV

Leslie Boucher - Recorder

Page 1 of 1 Fee: \$41.00  
Recorded By: AE RPTT: \$331.50

Book- 298 Page- 0519

1. Assessor Parcel Number(s)

- a) 003-072-07
- 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: \$85,000.00
- b) Deed in Lieu of Foreclosure Only (value of (\$0))
- c) Transfer Tax Value: \$85,000.00
- d) Real Property Transfer Tax Due \$331.50

4. **If Exemption Claimed:**

- a. Transfer Tax Exemption, per 375.090, Section: 0
- 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: [Signature]  
Signature: \_\_\_\_\_

Capacity: Escrow Agent  
Capacity: \_\_\_\_\_

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

Print Name: Rozanne Mangum and Marilyn Marsing  
Address: P.O. Box 161  
City: Caliente  
State: NV Zip: 89008

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

Print Name: Shain Mastin  
Address: HCR 34 Box 17  
City: Caliente  
State: NV Zip: 89008

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

Print Name: Company  
Address: 8965 South Eastern Ave, Suite 190  
City: Las Vegas

File Number: 179-2489522 RC/RC  
State: NV Zip: 89123