

Official Record

Recording requested By
FIRST AMERICAN TITLE COMPANY

Lincoln County - NV

Leslie Boucher - Recorder

Fee: \$15.00 Page 1 of 2
RPTT: \$690.30 Recorded By: HB
Book- 304 Page- 0582

A.P. No. 003-121-27
Escrow No. 116-2504066-dp/VT
R.P.T.T. \$690.30



WHEN RECORDED RETURN TO:

Jeremiah Wagener
275 Kiva Place
Callente, NV 89008

MAIL TAX STATEMENTS TO:

Jeremiah Wagener
275 Kiva Place
Callente, NV 89008

GRANT, BARGAIN and SALE DEED

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

Brett Barnes and Carlee Barnes, husband and wife as joint tenants

do(es) hereby GRANT, BARGAIN and SELL to

Jeremiah Wagener and Elizabeth Fowler, 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 SOUTH HALF (SW 1/2) OF THE NORTHEAST QUARTER (NE 1/4) AND NORTH HALF (NE 1/2) OF THE SOUTHEAST QUARTER (SE 1/4), SECTION 7, TOWNSHIP 4 SOUTH, RANGE 67 EAST, M.D.B.&M., MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL 7D OF THAT CERTAIN PARCEL MAP RECORDED DECEMBER 2, 1994 IN THE OFFICE OF THE COUNTY RECORDER OF LINCOLN COUNTY, NEVADA IN BOOK A OF PLATS, PAGE 435, AS FILE NO. 102807, LINCOLN COUNTY, NEVADA RECORDS.

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.

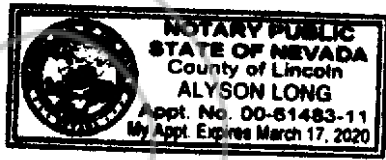
Date: 06/02/2016



Brett Barnes
Brett Barnes
Carlee Barnes
Carlee Barnes

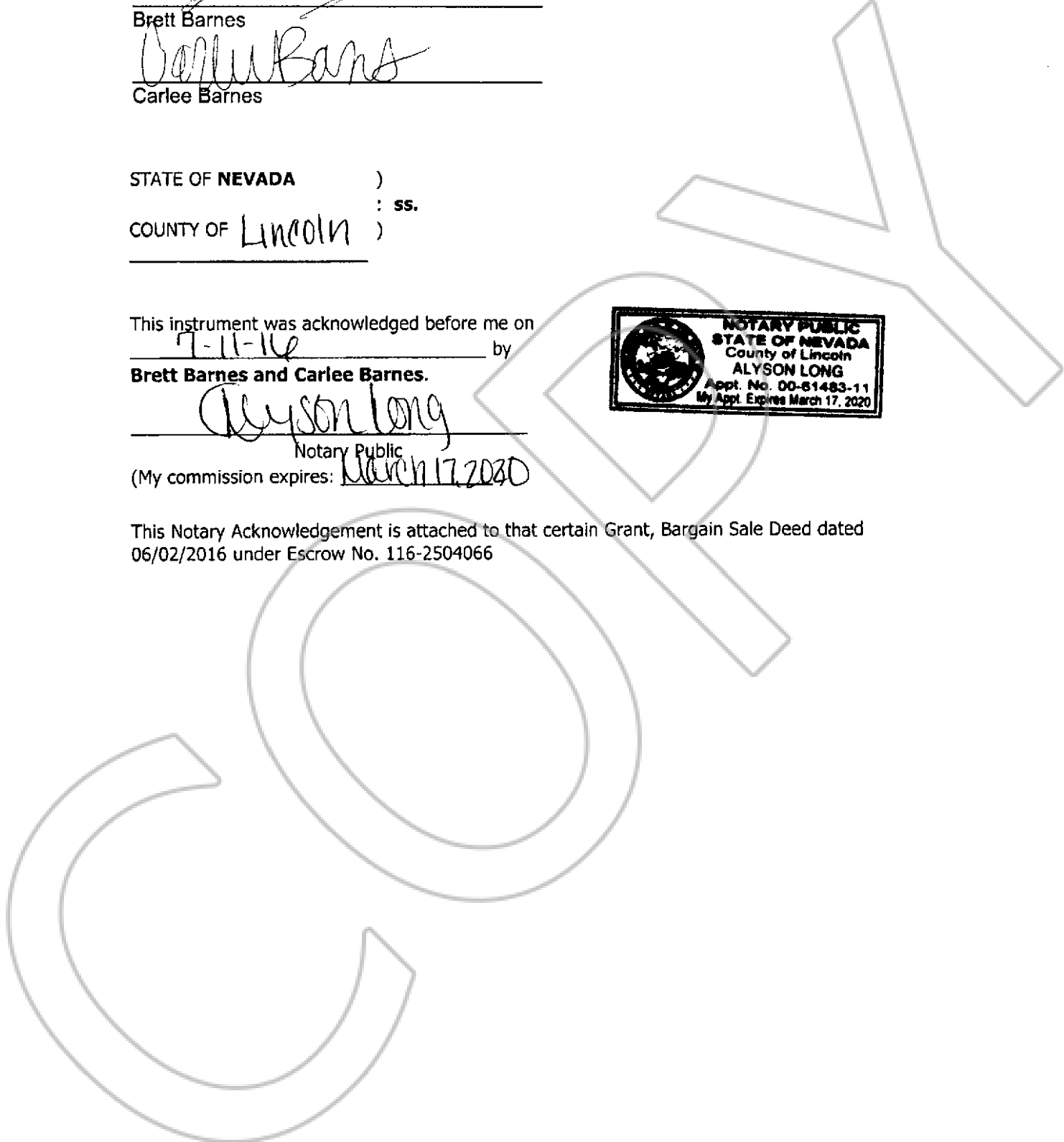
STATE OF NEVADA)
)
) : ss.
COUNTY OF Lincoln)
_____)

This instrument was acknowledged before me on 7-11-16 by
Brett Barnes and Carlee Barnes.



Alyson Long
Notary Public
(My commission expires: March 17, 2020)

This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated 06/02/2016 under Escrow No. 116-2504066



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STATE OF NEVADA
DECLARATION OF VALUE

1. Assessor Parcel Number(s)

- a) 003-121-27
- 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 _____

FOR RECORDERS OPTIONAL USE

Book _____ Page: _____
 Date of Recording: _____
 Notes: _____

- 3. a) Total Value/Sales Price of Property: \$177,000.00
- b) Deed in Lieu of Foreclosure Only (value of _____ (\$ _____))
- c) Transfer Tax Value: \$177,000.00
- d) Real Property Transfer Tax Due \$690.30

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: [Signature] Capacity: Agent
 Signature: _____ Capacity: _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: Brett Barnes and Carlee Barnes
 Address: P.O. Box 1062
 City: Caliente
 State: NV Zip: 89008

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Jeremiah Wagener and Elizabeth Fowler
 Address: P.O. Box 482
 City: Caliente
 State: NV Zip: 89008

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

First American Title Insurance
 Print Name: Company File Number: 116-2504066 dp/dp
 Address: 2500 Paseo Verde Parkway, Suite 120
 City: Henderson State: NV Zip: 89074

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