

Official RecordRecording requested By
LAWYERS TITLE

Lincoln County - NV

Leslie Boucher - Recorder

Fee: \$16.00

Page 1 of 3

RPTT:

Recorded By: AE

Book- 306 Page- 0533

APN:003-184-09
ESCROW NO: 03316433-330-ASR
WHEN RECORDED MAIL TO and
MAIL TAX STATEMENT TO:



Keith Comella
Betsy Comella
220 Spring Heights
Caliente, NV 89008

GRANT, BARGAIN, SALE DEEDR.P.T.T. **Exempt. 3**

THIS INDENTURE WITNESSETH: That

Keith John Comella and Betsy Comella, husband and wife as
community property with rights of survivorship

FOR A VALUABLE CONSIDERATION, the receipt of which is hereby
acknowledged, do(es) hereby Grant, Bargain, Sell and Convey to

Keith Comella and Betsy Comella, husband and wife, as joint
tenants

all that real property situated in the County of Lincoln, State of Nevada,
described as follows:

For legal description of the real property, see Exhibit A attached hereto
and made a part hereof.

SUBJECT TO: 1. Taxes for the fiscal year 2016 - 2017
2. Rights of Way, reservations, restrictions, easements,
and conditions of record.

Together with all and singular the tenements, hereditaments and
appurtenances thereunto belonging or in anywise appertaining.

Witness my hand this 7th day of October, 2016.



Keith John Comella**KEITH JOHN COMELLA**

Betsy Comella**BETSY COMELLA**



STATE OF NEVADA
COUNTY OF CLARK

}ss:

On 10.7.16, personally appeared before me, a Notary Public in and for said County and State, KEITH JOHN COMELLA & BETSY COMELLA, who acknowledged to me that they executed the same.

WITNESS my hand and official seal.

Sears
NOTARY PUBLIC in and for said County and State.

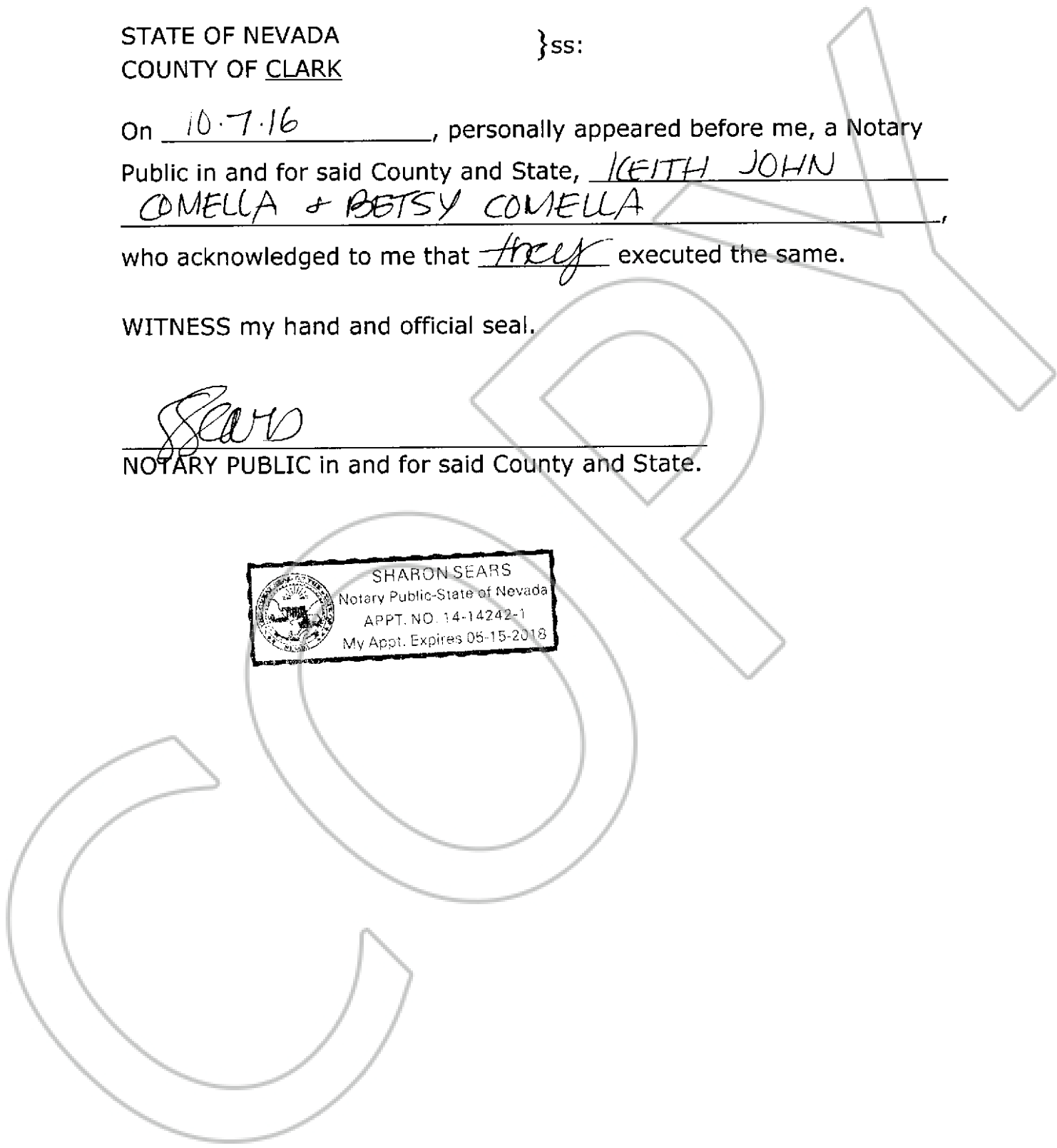
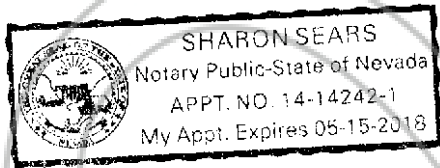




Exhibit "A"

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

PARCEL ONE:

Lots 23 and 24 in Block 12 of Caliente, Nevada as shown on the map entitled "Revised Block 12" of the ALICE C. DIXON ADDITION as delineated on the plat thereof recorded February 05, 1946 in the Office of the Lincoln County Recorder of Lincoln County, Nevada in Book A of Plats, page 60, Lincoln County, Nevada Records.

PARCEL TWO:

Together with that portion of land conveyed by a Deed recorded June 25, 2012 in Book 272 of Official Records, page 474 as File No. 141611, Lincoln County, Nevada records described as follows:

The part of Lot 25 to be added and merged with Lot 24, both of the aforesaid Block 12, in the City of Caliente, Lincoln County, Nevada:

Beginning at the Southwesterly corner of said part of Lot 25 to be merged with said Lot 24 at a point from which the Southwest corner of Section 8, Township 4 South, Range 67 South, M.D.M. bears South 42°40'20" West 2859.06 feet which Section corner is monumented with a 2 1/2" pipe having a metal plate stamped F.W.M. & SON 11-20-83,

Thence North 6°52'05" West 25.17 feet along the East side of South Spring Street (on the Block line) to the original location of the Southwest corner of said Lot 24; to (or at) a #5 rebar with cap stamped L SMITH PLS 12751, Thence North 83°07'55" East 97.5 feet along the former North Lot 25 Line; to (or at) a #5 rebar with cap stamped L SMITH PLS 12751, Thence continuing on the said former North Lot 25 Line 2.50 feet to the Northeast corner of said Lot 25 (on which is occupied by a tree), Thence South 06°52'05" East 11.25 feet to the Southeast corner, to (or at) a #5 rebar with cap stamped L SMITH PLS1, Thence South 75°12'31" West 100.96 feet to the point of beginning.

The basis of Bearings is the South line of Section 7, Township 4 South, Range 67 East, M.D.M. given as North 88°52'20" West in the B.L.M. Dependant Resurvey.

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STATE OF NEVADA
DECLARATION OF VALUE FORM

1. Assessor Parcel Number(s)

- a. 003-184-09
- 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. a. Total Value/Sales Price of Property:

- b. Deed in Lieu of Foreclosure Only (value of property) (\$ _____)
- c. Transfer Tax Value: \$ _____
- d. Real Property Transfer Tax Due: \$ 0.00

4. If Exemption Claimed:

- a. Transfer Tax Exemption, per NRS 375.090, Section EXEMPT. 3 _____
- b. Explain Reason for Exemption: Recognize true status-removing Keith's middle name and changing vesting to joint tenants

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 GRANTOR

Signature Betsy Comella Capacity GRANTEE

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: Keith John Comella and Betsy Comella
Address: Same
City/State/Zip: _____

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Keith Comella and Betsy Comella
Address: 220 Spring Heights
City/State/Zip: Caliente, NV 89008

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

Lawyers Title of Nevada
1401 N. Green Valley Parkway
Henderson, NV 89074

Escrow #: 3316433-330-ASR
Escrow Officer: Ashley Remington

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED