

Official Record

Recording requested By
SHAIN MANUELE

Lincoln County - NV

Leslie Boucher - Recorder

Fee: \$15.00

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RPTT:

Recorded By: HB

Book- 309 Page- 0059



0150904

APN: 13-050-15

RETURN RECORDED DEED TO:

Karlynn Chatwin
P.O. 562
Caliente, Nevada 89008

GRANTEE/MAIL TAX STATEMENTS TO:

Karlynn Chatwin
P.O. 562
Caliente, Nevada 89008

GRANT BARGAIN AND SALE DEED

THIS INDENTURE, made and entered into this 2nd day of February 2017, between, Karlynn Chatwin, as successor trustee of the McAllister Family Trust, [REDACTED] and as, the party of the first part, hereinafter referred to as "GRANTOR", and Karlynn Chatwin and Hal Chatwin, Husband and Wife taking property as joint tenants with a right of survivorship, the party of the second part, hereinafter referred to as "GRANTEES."

WITNESSETH:

That the GRANTOR, in consideration of Ten Dollars (\$10), lawful money of the United States of America, and other good and valuable consideration, in hand paid by the GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, do hereby grant, bargain and sale unto the GRANTEES, and to their heirs and assigns, forever, all their rights, title and interest in and to those certain lots, pieces and parcels of land situate in Caliente, County of Lincoln, State of Nevada, and more particularly described as follows, to-wit:

THE NORTHEAST QUARTER (NE ¼) OF THE SOUTHWEST QUARTER (SW ¼) OF THE SOUTHEAST QUARTER (SE ¼) OF SECTION 14, TOWNSHIP 3 SOUTH, RANGE 67 EAST, M.D.B. & M.

TOGETHER WITH all and singular the tenements, hereditaments, and appurtenances thereunto belonging or in anywise appertaining and the reversion(s), remainder(s), rents, issues and profits thereof; also all possession, claim and demand whatsoever, as well as in law as in equity of the said party of the first part, of, in, or to the said premises.

TO HAVE AND TO HOLD, all and singular, the said premises together with the appurtenances, unto the said GRANTEES, and to their heirs and assigns, forever.



IN WITNESS WHEREOF, the GRANTOR has hereunto set her hand the day and year first above written.

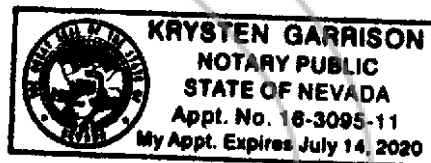
Karlynn Chatwin
Karlynn Chatwin, Successor Trustee
of the McAllister Family Trust, [REDACTED]

State of Nevada)
)ss.
County of Lincoln)

On this 2nd day of February 2017, ***Karlynn Chatwin, Successor Trustee*** personally appeared before me and proved to me to be the person(s) described in and who executed the foregoing Grant Bargain and Sale Deed, who acknowledged that he executed the same freely and voluntarily and for the uses and purposes therein mentioned.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal.

Krysten Garrison
NOTARY PUBLIC



STATE OF NEVADA
DECLARATION OF VALUE

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- 1. Assessor Parcel Number(s)
 - a. 13-050-15
 - 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 RECORDERS 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 \$ _____

4. If Exemption Claimed:

- a. Transfer Tax Exemption per NRS 375.090, Section 7
- b. Explain Reason for Exemption: A transfer of title from a Trust presented of Certificate of Trust

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 [Handwritten Signature] Capacity: Grantor

Signature _____ Capacity: Grantee

SELLER (GRANTOR) INFORMATION

(REQUIRED) McAllister Family Trust
 Print Name: Karlynn Chatwin, Trustee
 Address: P.O. Box 562
 City: Caliente
 State: Nevada Zip: 89008

BUYER (GRANTEE) INFORMATION

(REQUIRED)
 Print Name: Karlynn Chatwin & Hal Chatwin
 Address: PO Box 562
 City: Caliente
 State: Nevada Zip: 89008

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

Print Name: Shain Manuele
 Address: Po Box 517
 City: Caliente Pioche

Escrow # _____
 State: NV Zip: 89043