

Official RecordRecording requested By
FIRST AMERICAN TITLELincoln County - NV
Leslie Boucher - Recorder

Fee: \$15.00

Page 1 of 2

RPTT: \$58.50

Recorded By: AE

Book- 311 Page- 0100

A.P. No. 011-200-14
Escrow No. 116-2510287-dp/VT
R.P.T.T. \$58.50

WHEN RECORDED RETURN TO:

Clyde R. MacElrath, Paula J. McGowan and
Jerrold D. McGowan
Post Office Box 267
Alamo, NV 89001

MAIL TAX STATEMENTS TO:

Clyde R. MacElrath, Paula J. McGowan and Jerrold D. McGowan
Post Office Box 267
Alamo, NV 89001



0151735

GRANT, BARGAIN and SALE DEED

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

Allen James Hill, an unmarried man

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

Clyde R. MacElrath, an unmarried man and Paula J. McGowan and Jerrold D. McGowan,
wife and husband, all as joint tenants

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

**A PARCEL OF LAND SITUATE WITHIN THE NORTHEAST QUARTER (NE1/4) OF THE
NORTHWEST QUARTER (NW1/4) OF SECTION 32, TOWNSHIP 6 SOUTH, RANGE 61
EAST, M.D.B.&M., MORE PARTICULARLY DESCRIBED AS FOLLOWS;**

**COMMENCING AT THE NORTH QUARTER CORNER (1/4) OF SECTION 32, TOWNSHIP 6
SOUTH, RANGE 61 EAST, M.D.M.,**

**THENCE SOUTH 1 30'13" EAST, A DISTANCE OF 1065.28 FEET TO A POINT BEING ON
THE NORTHEAST RIGHT OF WAY LINE OF THE FRONTAGE ROAD (FORMERLY
HIGHWAY 93 BEFORE THE REALIGNMENT)**

**THENCE NORTH 50 41'00" WEST, A DISTANCE OF 866.03 FEET ALONG THE
NORTHEAST RIGHT OF WAY LINE OF THE AFOREMENTIONED FRONTAGE TO THE
TRUE POINT OF BEGINNING.**

**THENCE NORTH 39 19' 00" EAST, A DISTANCE OF 175.00 FEET TO A POINT;
THENCE NORTH 50 41' 00" WEST, A DISTANCE OF 9.52 FEET TO A POINT;
THENCE NORTH 51 29' 13" EAST, A DISTANCE OF 174.33 FEET TO A POINT;
THENCE SOUTH 38 30' 47" EAST, A DISTANCE OF 155.00 FEET TO A POINT;
THENCE SOUTH 51 29' 13" WEST, A DISTANCE OF 140.90 FEET TO A POINT;
THENCE NORTH 50 41' 00" WEST, A DISTANCE OF 24.03 FEET TO A POINT;**



**THENCE SOUTH 39 19' 00" WEST, A DISTANCE OF 175.00 FEET TO A POINT;
THENCE NORTH 50 41' 00" WEST, A DISTANCE OF 125.01 FEET TO THE TRUE POINT
OF BEGINNING.**

**NOTE: THE ABOVE METES AND BOUNDS DESCRIPTION APPEARED PREVIOUSLY IN
THAT CERTAIN DOCUMENT RECORDED MARCH 26, 1991, IN BOOK 95, PAGE 258, AS
INSTRUMENT NO. 96154.**

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.

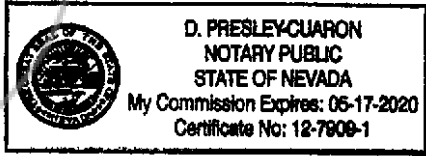
Date: 05/01/2017

Allen James Hill
Allen James Hill

STATE OF **NEVADA**)
 : **ss.**
COUNTY OF **CLARK**)

This instrument was acknowledged before me on
5-2-2017 by
Allen James Hill.

D. Presley Cuaron
Notary Public
(My commission expires: 5/17/2020)



This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated 05/01/2017 under Escrow No. 116-2510287

STATE OF NEVADA
DECLARATION OF VALUE

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FIRST AMERICAN TITLE

Lincoln County - NV
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Page 1 of 1 Fee: \$15.00
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FOR
Book _____ Page: _____
Date of Recording: _____
Notes: _____

1. Assessor Parcel Number(s)
a) 011-200-14
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'/Ind'l
g) Agricultural h) Mobile Home
i) Other _____

3. a) Total Value/Sales Price of Property: \$15,000.00
b) Deed in Lieu of Foreclosure Only (value of property) (\$ _____)
c) Transfer Tax Value: \$15,000.00
d) Real Property Transfer Tax Due \$58.50

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: _____
Capacity: _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Allen James Hill
Address: 6335 Annie Oakley #104
City: Las Vegas
State: NV Zip: 89102

Print Name: Clyde R. MacElrath, Paul McGowan,
Address: Post Office Box 267 Arnold D. McGowan
City: Alamo
State: NV Zip: 89001

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

Print Name: First American Title Insurance Company File Number: 116-2510287 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)