



A.P. No. 002-143-18
Escrow No. 119-2517324-RC/VT
R.P.T.T. \$331.50

WHEN RECORDED RETURN TO:
Cory Wadsworth and Natalie Wadsworth
51 South Third Street
Panaca, NV 89042

MAIL TAX STATEMENTS TO:
Cory Wadsworth and Natalie Wadsworth
51 South Third Street
Panaca, NV 89042

GRANT, BARGAIN and SALE DEED

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

Maggie M. Marston, a single woman

do(es) hereby GRANT, BARGAIN and SELL to

Cory Wadsworth and Natalie Wadsworth as joint tenants with right of survivorship

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

PARCEL NO. 1

A PORTION OF LOT NUMBERED THREE (3) IN BLOCK NUMBERED FIFTEEN (15) IN THE TOWN OF PANACA, LINCOLN COUNTY, NEVADA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 3 AND RUNNING THENCE SOUTH 132 FEET, THENCE RUNNING AT THE RIGHT ANGLES WEST A DISTANCE OF 159 FEET; THENCE RUNNING AT RIGHT ANGLES NORTH A DISTANCE OF 132 FEET; TO THE NORTH BOUNDARY LINE OF SAID LOT 3; THENCE EAST A DISTANCE OF 159 FEET TO THE POINT OF BEGINNING.

PARCEL NO. 2:

A PORTION OF LOT NUMBERED THREE (3) IN BLOCK NUMBERED FIFTEEN (15) IN THE TOWN OF PANACA, LINCOLN COUNTY, NEVADA, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 159 FEET WEST OF THE NORTHEAST CORNER OF SAID LOT 3, SAID POINT BEING ON THE NORTH LINE OF SAID LOT 3, THENCE CONTINUING WEST A DISTANCE OF 105 FEET TO THE NORTHWEST CORNER OF SAID LOT 3; THENCE RUNNING SOUTH ALONG THE WEST LINE OF SAID LOT 3 A DISTANCE OF 132 FEET; THENCE RUNNING EAST AT RIGHT ANGLES A DISTANCE OF 105 FEET TO A POINT; THENCE RUNNING NORTH AT RIGHT ANGLES A DISTANCE OF 132 FEET TO THE TRUE POINT OF BEGINNING.

NOTE: THE ABOVE METES AND BOUNDS LEGAL DESCRIPTION APPEARED PREVIOUSLY IN THAT CERTAIN DOCUMENT RECORDED FEBRUARY 04, 2015 IN BOOK 292, PAGE 584, AS DOCUMENT NO. 0146791.

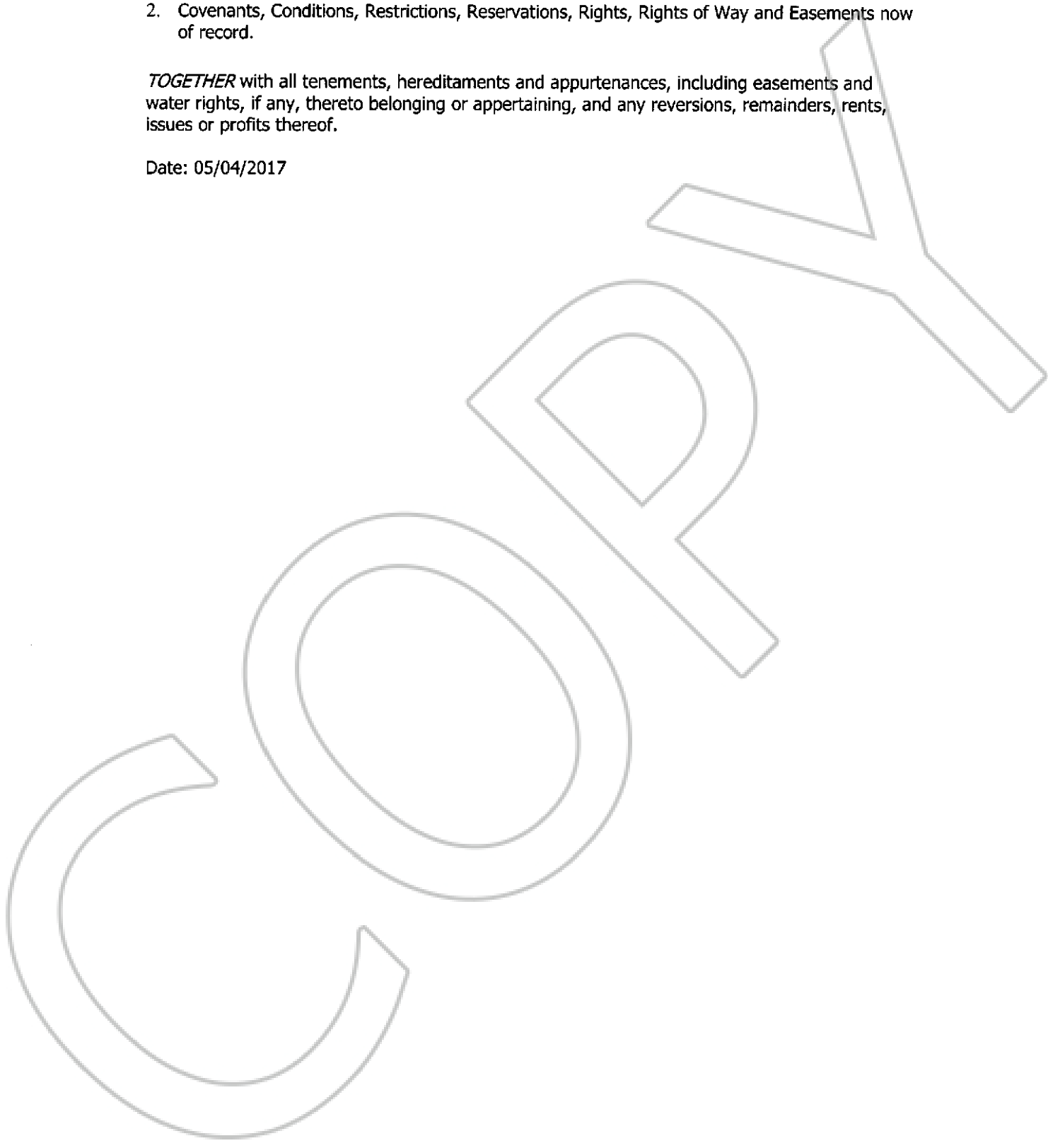


Subject to:

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: 05/04/2017

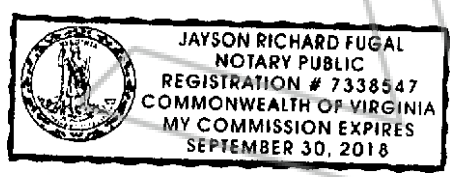




Maggie M. Marston
Maggie M. Marston

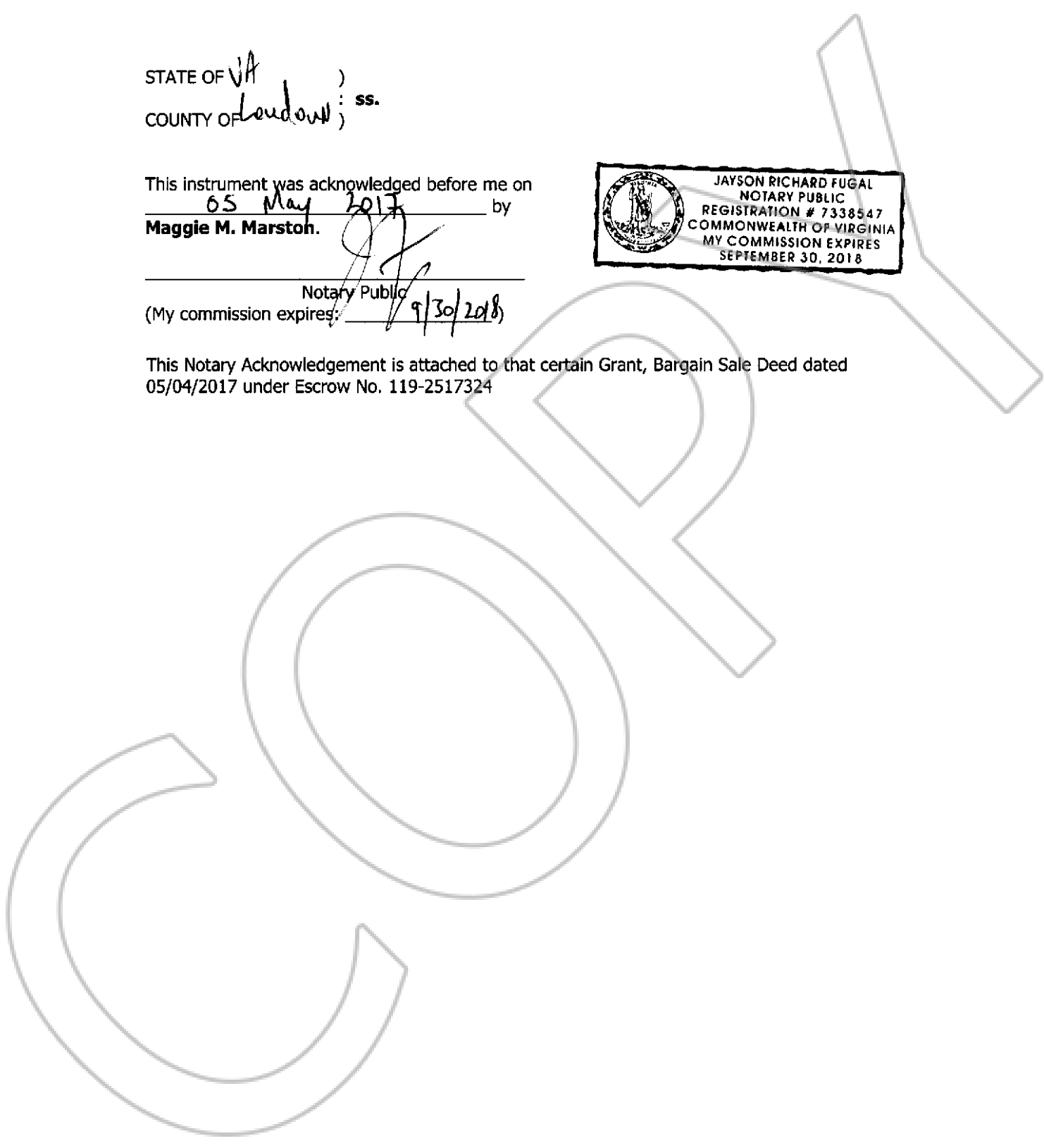
STATE OF VA)
COUNTY OF Loudoun) ss.

This instrument was acknowledged before me on
05 May 2017 by
Maggie M. Marston.



[Signature]
Notary Public
(My commission expires: 9/30/2018)

This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated
05/04/2017 under Escrow No. 119-2517324



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- 311 Page- 0116

STATE OF NEVADA
DECLARATION OF VALUE

- Assessor Parcel Number(s)
 - 002-143-18
 -
 -
 -

- Type of Property

a) <input type="checkbox"/> Vacant Land	b) <input checked="" type="checkbox"/> Single Fam. Res.
c) <input type="checkbox"/> Condo/Twnhse	d) <input type="checkbox"/> 2-4 Plex
e) <input type="checkbox"/> Apt. Bldg.	f) <input type="checkbox"/> Comm'l/Ind'l
g) <input type="checkbox"/> Agricultural	h) <input type="checkbox"/> Mobile Home
i) <input type="checkbox"/> Other	

FOR RECORDERS OPTIONAL USE ONLY	
Book	Page:
Date of Recording:	
Notes:	

- Total Value/Sales Price of Property: \$85,000.00
 - Deed in Lieu of Foreclosure Only (value of property) (\$0)
 - Transfer Tax Value: \$85,000.00
 - Real Property Transfer Tax Due: \$331.50

- If Exemption Claimed:**
 - Transfer Tax Exemption, per 375.090, Section: 0
 - Explain reason for exemption:

- 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: Maggie M. Marston
Signature: _____

Capacity: _____
Capacity: _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Maggie M. Marston
Address: PO Box 1746
City: Middleburg
State: VA Zip: 20118

Print Name: Cory Wadsworth and Natalie Wadsworth
Address: 51 South Third Street
City: Panaca
State: NV Zip: 89042

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

Print Name: First American Title Insurance Company File Number: 119-2517324 RC/RC
Address: 7251 West Lake Mead Blvd, Suite 100
City: Las Vegas State: NV Zip: 89128

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