

Official RecordRecording requested By
FIRST AMERICAN TITLE COMPANY

Lincoln County - NV

Leslie Boucher - Recorder

Fee: \$40.00

Page 1 of 2

RPTT: \$620.10

Recorded By: AE

Book- 312 Page- 0262

A.P. No. 003-132-23
Escrow No. 119-2518529-RC/CJ
R.P.T.T. \$620.10



0152229

WHEN RECORDED RETURN TO:

Janice R. Culver
943 Holt Avenue
Caliente, NV 89008

MAIL TAX STATEMENTS TO:

Janice R. Culver
943 Holt Avenue
Caliente, NV 89008

GRANT, BARGAIN and SALE DEED

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

Howard Gaylon Baker and Cynthia J. Baker, husband and wife as joint tenants

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

Janice R. Culver, a single woman

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

LOT NUMBERED FIFTEEN (15) IN BLOCK LETTERED "B" OF THE JAMES H. GOTTTFREDSON ADDITION TO THE CITY OF CALIENTE, AS SHOWN BY MAP THEREOF ON FILE IN BOOK 1, OF PLATS, PAGE 72, COUNTY OF LINCOLN, STATE OF NEVADA.

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: 05/26/2017



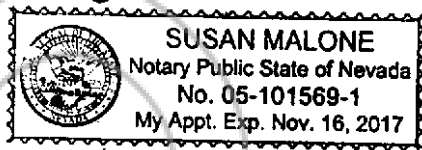
Howard Gaylon Baker
Howard Gaylon Baker

Cynthia J. Baker
Cynthia J. Baker

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

This instrument was acknowledged before me on May 30 2017
by Susan Malone
Howard Gaylon Baker and Cynthia J. Baker.

Susan Malone
Notary Public
(My commission expires: 11-16-17)



11/16/17 05-101569-1

This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated 05/26/2017 under Escrow No. 119-2518529



STATE OF NEVADA
DECLARATION OF VALUE

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Page 1 of 1 Fee: \$40.00
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- 1. Assessor Parcel Number(s)
a) 003-132-23
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 ONLY
Book _____ Page: _____
Date of Recording: _____
Notes: _____

- 3. a) Total Value/Sales Price of Property: \$159,000.00
b) Deed in Lieu of Foreclosure Only (value of property) (\$0)
c) Transfer Tax Value: \$159,000.00
d) Real Property Transfer Tax Due \$620.10
- 4. If Exemption Claimed:
a. Transfer Tax Exemption, per 375.090, Section: 0
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: Snow Agent
Capacity: _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: Howard Gaylon Baker and Cynthia J. Baker
Address: P.O. Box 1142
City: Pahrump
State: NV Zip: 89041

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Janice R. Culver
Address: 943 Holt Avenue
City: Caliente
State: NV Zip: 89008

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

Print Name: First American Title Insurance Company File Number: 119-2518529 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)