

Official Record

Recording requested By
FIRST AMERICAN TITLE COMPANY

Lincoln County - NV

Leslie Boucher - Recorder

Fee: \$15.00

Page 1 of 2

RPTT: \$195.00

Recorded By: AE

Book- 313 Page- 0081



A.P. No. 002-061-03
Escrow No. 116-2522465-dp/CJ
R.P.T.T. \$195.00

WHEN RECORDED RETURN TO:

Van Jay Cluff
P.O. Box 447
Panaca, NV 89042

MAIL TAX STATEMENTS TO:

Van Jay Cluff
P.O. Box 447
Panaca, NV 89042

GRANT, BARGAIN and SALE DEED

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

Carol A. Norman, a widow

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

Van Jay Cluff, an unmarried man

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

A PARCEL OF LAND SITUATED WITHIN BLOCK 23, OF THE TOWN OF PANACA, IN SECTION 9, TOWNSHIP 2 SOUTH, RANGE 68 EAST, M.D.B. &M., BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EASTERLY RIGHT-OF-WAY OF 3RD STREET, AND THE NW CORNER OF SAID PARCEL OF LAND WHENCE THE NW CORNER OF SAID SECTION 9 , BEARS NORTH 15°28'10" WEST, A DISTANCE OF 516.79 FEET;

THENCE SOUTH 00°22'04" EAST, ALONG THE SAID RIGHT-OF-WAY A DISTANCE OF 205.73 FEET TO THE SW CORNER OF SAID PARCEL OF LAND, SAID POINT BEING THE SW CORNER OF SAID BLOCK 23;

THENCE NORTH 89°30'13" EAST, LEAVING SAID RIGHT-OF-WAY A DISTANCE OF 396.00 FEET TO THE SE CORNER OF SAID PARCEL OF LAND;

THENCE NORTH 00°22'04" WEST, A DISTANCE OF 205.73 FEET TO THE NE CORNER OF SAID PARCEL OF LAND;

THENCE SOUTH 89°30'14" WEST, A DISTANCE OF 396.00 FEET TO THE NW CORNER OF SAID PARCEL OF LAND AND THE POINT OF BEGINNING

NOTE : THE ABOVE METES AND BOUND DESCRIPTION APPEARED PREVIOUSLY IN THAT CERTAIN DOCUMENT RECORDED JUNE 30, 1998, IN BOOK 135, PAGE 449, AS INSTRUMENT NO.111230



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: 06/20/2017

Carol A. Norman by Brian Miller as Attorney in Fact
 Carol A. Norman by Brian Miller as Attorney in Fact

STATE)
 OF South Carolina)
 : ss.
 COUNTY OF)
Charleston)

This instrument was acknowledged before me on
21 June 2017 by
Brian Miller.

Karen O. Duffy
 Karen O. Duffy, Notary Public
 (My commission expires: 12/08/2026)

This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated 06/20/2017 under Escrow No. 116-2522465

STATE OF NEVADA
DECLARATION OF VALUE

1. Assessor Parcel Number(s)

- a) 002-061-03 _____
- b) _____
- c) _____
- d) _____

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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 _____

Page 1 of 1 Fee: \$15.00
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FOR REC

Book _____ Page: _____

Date of Recording: _____

Notes: _____

- 3. a) Total Value/Sales Price of Property: \$50,000.00
- b) Deed in Lieu of Foreclosure Only (value of property) (\$ _____)
- c) Transfer Tax Value: \$50,000.00
- d) Real Property Transfer Tax Due \$195.00

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]
Signature: _____

Capacity: Agent
Capacity: _____

**SELLER (GRANTOR) INFORMATION
(REQUIRED)**

**BUYER (GRANTEE) INFORMATION
(REQUIRED)**

Print Name: Carol A. Norman
Address: 1551 East Chevy Chase Drive, Ste. 1

Print Name: Van Jay Cluff
Address: P.O. Box 447

City: Glendale
State: CA Zip: 91206

City: Panaca
State: NV Zip: 89042

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

First American Title Insurance
Print Name: Company
Address: 2500 Paseo Verde Parkway, Suite 120
City: Henderson

File Number: 116-2522465 dp/ JB
State: NV Zip: 89074

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