

Official Record

Recording requested By
CLYDE R. MAC ELRATH

Lincoln County - NV
Leslie Boucher - Recorder

Fee: \$16.00 Page 1 of 3
RPTT: \$78.00 Recorded By: AK
Book- 313 Page- 0394



APN: 04-011-06 & 04-141-23

Recording requested by and mail documents
and tax statements to:

Name: Clyde R. Mac Elrath

Address: P.O. Box 267

City/State/Zip: Alamo, NV 89001

DED106

Nevada Legal Forms & Services
www.nevadalegalforms.com

RPTT: 102.00

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESS that:

Clarence G. Cox, a Widower

(hereinafter called GRANTOR(S)) in consideration of Twenty Thousand
DOLLARS \$ 20,000.00, the receipt of which

is hereby acknowledged, do hereby GRANT, BARGAIN, SALE and CONVEY to:

Clyde R. Mac Elrath

(hereinafter called GRANTEE(S)) all that real property situated in the City of Alamo,
County of Lincoln, State of Nevada, bounded and described
as follows: *(Set forth legal description and commonly known address).*

COMMONLY KNOWN ADDRESS:

350 North Main Street, Alamo, Nevada 89001

**WARNING: THE COUNTY RECORDER MAY CHARGE AN ADDITIONAL FEE IF YOU
WRITE WITHIN THE 1" MARGINS OF THIS DOCUMENT OR VIOLATE ANY OTHER
RECORDING REQUIREMENTS IMPOSED BY YOUR COUNTY RECORDER.**



LEGAL DESCRIPTION:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF BY THIS REFERENCE FOR LEGAL DESCRIPTION.

Together with all and singular hereditament and appurtenances thereunto belonging or in any way appertaining to.

In Witness Whereof, I/We have hereunto set my hand/our hands on 14th day of August, 2017.

Clarence G. Cox
Signature of Grantor

Signature of Grantor

Clarence G. Cox
Print or Type Name Here

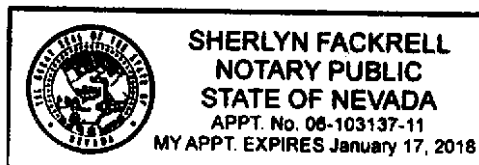
Print or Type Name Here

STATE OF NEVADA)
COUNTY OF CLARK) Lincoln

On this 14th day of August, 2017, personally appeared before me, a Notary Public, Clarence G. Cox personally known to me OR proved to me on the basis of satisfactory evidence to be the person(s) described in and who executed the foregoing instrument in the capacity set forth therein, who acknowledged to me that they executed the same freely and voluntarily and for the uses and purposes therein mentioned. Witness my hand and official seal.

Sherlyn Fackrell
Notary Public
My Commission Expires: January 17, 2017

Prepared By:
Nevada Legal Forms & Services
3901 W. Charleston Blvd.
Las Vegas, Nevada 89102
Tel: (702) 870-8977
Registrant: Ruby Jean Nelson
No. NVDP201617764



**Exhibit A****PARCEL 1:**

Situate in the Northeast Quarter (NE 1/4) of the Southwest Quarter (SW 1/4) of Section 5, Township 7 South, Range 61 East, M.D.B. & M., more particularly described as follows:

Commencing at the center of Section 5, Township 7 South, Range 61 East, M.D.B. & M., as marked on the side of the irrigation ditch, thence due west along said center section line, a distance of 43 feet to the True Point of Beginning.

Thence continuing due West a distance of 400 feet;

Thence due South a distance of 82 feet;

Thence East 4.85° North, a distance of 336.72 feet;

Thence East 24.58° North, a distance of 70.9 feet;

Thence due North a distance of 24 feet to the True Point of Beginning.

EXCEPTING THEREFROM that parcel of land conveyed by Deed in favor of LES CHANDLER and GALE CHANDLER, husband and wife, recorded July 25, 1985 in Book 66 of Official Records, Page 285 as File No. 82984, Lincoln County, Nevada records.

PARCEL 2:

A portion of the Northwest Quarter (NW 1/4), Section 5, Township 7 South, Range 61 East, M.D.B.&M., Town of Alamo, County of Lincoln, State of Nevada, being more particularly described as follows:

Commencing at C-1/4, corner of said Section 5, being an "X" inside of concrete ditch;

Thence North 89° 05' 36" West along the C-1/4 section line a distance of 79.09 feet to the True Point of Beginning.

Thence continuing North 89° 05' 36" West, a distance of 172.05 feet;

Thence North 17° 04' 38" East, a distance of 21.00 feet;

Thence South 82° 10' 28" East, a distance of 167.42 feet to the True Point of Beginning.

STATE OF NEVADA
DECLARATION OF VALUE FORM

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Page 1 of 1 Fee: \$16.00
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1. Assessor Parcel Number(s)
a. 04-011-06 & 04-141-23
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
Other _____

FOR RECORDER'S OPTIONAL USE ONLY
Book: _____ Page: _____
Date of Recording: _____
Notes: _____

3. a. Total Value/Sales Price of Property \$ 20,000.00
b. Deed in Lieu of Foreclosure Only (value of property) (0.00)
c. Transfer Tax Value: \$ 20,000.00
d. Real Property Transfer Tax Due \$ 102.00 *78.00 CRM*

4. **If Exemption Claimed:**
a. Transfer Tax Exemption per NRS 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 Clarence G. Cox Capacity _____ Grantor
Signature _____ Capacity _____ Grantee

SELLER (GRANTOR) INFORMATION (REQUIRED)
Print Name: Clarence G. Cox
Address: P.O. Box 192
City: Alamo
State: Nevada Zip: 89001

BUYER (GRANTEE) INFORMATION (REQUIRED)
Print Name: Clyde R. Mac Elrath
Address: P.O. Box 267
City: Alamo
State: Nevada Zip: 89001

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)
Print Name: Nevada Legal Forms & Services Escrow #: _____
Address: 3901 W. Charleston Blvd.
City: Las Vegas State: Nevada Zip: 89102