

**Official Record**Recording requested By  
FIRST AMERICAN TITLE INSURANCE COMP

Lincoln County - NV

Leslie Boucher - Recorder

Fee: \$16.00

Page 1 of 3

RPTT: \$639.60

Recorded By: AK

Book- 314 Page- 0104

A.P. No. 002-181-16  
Escrow No. 116-2522979-dp/VT  
R.P.T.T. \$639.60

**WHEN RECORDED RETURN TO:**

Michael Reynolds  
Post Office Box 928  
Panaca, NV 89042

**MAIL TAX STATEMENTS TO:**

Michael Reynolds  
Post Office Box 928  
Panaca, NV 89042

**GRANT, BARGAIN and SALE DEED**

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

Shain G. Manuele and Sharla Manuele, husband and wife as joint tenants with right of survivorship

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

Michael Reynolds, an unmarried man

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

**THAT PORTION OF THE PARCEL MAP FOR THE BEVERLY R. GAFFIN LIVING TRUST DATED JULY 6, 2000 IN SECTION 9, TOWNSHIP 2 SOUTH, RANGE 68 EAST, MOUNT DIABLO MERIDIAN IN LOT 2 BLOCK 27 OF PANACA TOWNSITE, DESCRIBED AS FOLLOWS:**

**PARCEL 2 OF LOT 2 AS SHOWN BY MAP THEREOF IN BOOK C, PAGE 355, RECORDED SEPTEMBER 20, 2007 AS DOCUMENT 0129925, OFFICIAL RECORDS OF LINCOLN COUNTY, 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: 08/03/2017



STATE OF NEVADA  
DECLARATION OF VALUE

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FOR,  
Book \_\_\_\_\_ Page: \_\_\_\_\_  
Date of Recording: \_\_\_\_\_  
Notes: \_\_\_\_\_

1. Assessor Parcel Number(s)  
a) 002-181-16  
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: \$164,000.00  
b) Deed in Lieu of Foreclosure Only (value of property) (\$ \_\_\_\_\_)  
c) Transfer Tax Value: \$164,000.00  
d) Real Property Transfer Tax Due \$639.60

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: Shain G. Manuele and Sharla Manuele  
Address: Post Office Box 822  
City: Panaca  
State: NV Zip: 89042

Print Name: Michael Reynolds  
Address: Post Office Box 928  
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: 116-2522979 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)