

Official RecordRecording requested By
FIRST AMERICAN TITLE COMPANY

Lincoln County - NV

Leslie Boucher - Recorder

Fee: \$35.00 Page 1 of 2
RPTT: \$319.80 Recorded By: AE
Book- 316 Page- 0306

A.P. No. 003-078-04
Escrow No. 116-2526256-dp/CJ
R.P.T.T. \$319.80

**WHEN RECORDED RETURN TO:**

Nancy J. Monroe
P.O. Box 95
Caliente, NV 89008

MAIL TAX STATEMENTS TO:

Nancy J. Monroe
P.O. Box 95
Caliente, NV 89008

GRANT, BARGAIN and SALE DEED

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

Lois A. Alfano, a widow

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

Nancy J. Monroe, a single woman

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

BEING A PORTION OF THE EAST HALF (E1/2) OF THE EAST HALF (E1/2) OF THE NORTHWEST QUARTER (NW1/4) OF SECTION 8, TOWNSHIP 4 SOUTH, RANGE 67 EAST, M.D.B. &M., COMMONLY KNOWN AS HOUSE NO. 5 IN THE RAILROAD ROW, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**COMMENCING AT THE CENTER OF SAID SECTION 8;
THENCE NORTH ALONG THE EAST LINE OF SAID (NW1/4), 596.40 FEET;
THENCE WEST AT RIGHT ANGLES TO SAID EAST LINE, 514.50 FEET TO THE TRUE POINT OF BEGINNING;
THENCE NORTH PARALLEL WITH SAID EAST LINE, 54.04 FEET;
THENCE WEST AT RIGHT ANGLES, 121.00 FEET;
THENCE SOUTH 54.04 FEET ALONG A LINE PARALLEL WITH AND DISTANT EAST 24.50 FEET, MEASURED AT RIGHT ANGLES FROM THE WEST LINE OF SAID (E1/2) OF THE (E1/2) OF THE (NW1/4);
THENCE EAST AT RIGHT ANGLES TO SAID PARALLEL LINE, 121.00 FEET TO THE TRUE POINT OF BEGINNING;**

NOTE: THE ABOVE METES AND BOUNDS DESCRIPTION APPEARED PREVIOUSLY IN THAT CERTAIN DOCUMENT RECORDED SEPTEMBER 28, 2007, IN BOOK 235, PAGE 693, AS INSTRUMENT NO. 129991.

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.

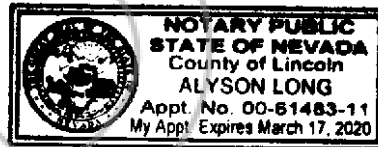


TOGETHER with all tenements, hereditaments and appurtenances, including easements and water rights, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof.

Lois A. Alfano
Lois A. Alfano

STATE OF NEVADA)
 : ss.
COUNTY OF Lincoln)

This instrument was acknowledged before me on December 19, 2017 by
Lois A. Alfano.



Alyson Long
Notary Public
(My commission expires: March 17, 2020)

This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated 12/18/2017 under Escrow No. 116-2526256

STATE OF NEVADA
DECLARATION OF VALUE

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1. Assessor Parcel Number(s)
a) 003-078-04
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: \$82,000.00
b) Deed in Lieu of Foreclosure Only (value of property) (\$ _____)
c) Transfer Tax Value: \$82,000.00
d) Real Property Transfer Tax Due \$319.80

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: Lois A. Alfano
Address: P.O. Box 392
City: Caliente
State: NV Zip: 89008

Print Name: Nancy J. Monroe
Address: P.O. Box 95
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: 116-2526256 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)