

Official Record

Recording requested By
FIRST AMERICAN TITLE

Lincoln County - NV
Leslie Boucher - Recorder

Fee: \$35.00 Page 1 of 2
RPTT: \$117.00 Recorded By: LB
Book- 316 Page- 0507

A.P. No. 011-200-14
Escrow No. 116-2531270-dp/CJ
R.P.T.T. \$117.00



WHEN RECORDED RETURN TO:

Juan Carlos Guerrero Reyes
PO Box 688
Alamo, NV 89001

MAIL TAX STATEMENTS TO:

Juan Carlos Guerrero Reyes
PO Box 688
Alamo, NV 89001

GRANT, BARGAIN and SALE DEED

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

Clyde R. MacElrath, an unmarried man and Paula J. McGowan and Jerrold D. McGowan,
wife and husband, all as joint tenants

do(es) hereby GRANT, BARGAIN and SELL to

Juan Carlos Guerrero Reyes, a married man

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

**A PARCEL OF LAND SITUATE WITHIN THE NORTHEAST QUARTER (NE1/4) OF THE
NORTHWEST QUARTER (NW1/4) OF SECTION 32, TOWNSHIP 6 SOUTH, RANGE 61
EAST, M.D.B.&M., MORE PARTICULARLY DESCRIBED AS FOLLOWS;**

**COMMENCING AT THE NORTH QUARTER CORNER (1/4) OF SECTION 32, TOWNSHIP 6
SOUTH, RANGE 61 EAST, M.D.M.,**

**THENCE SOUTH 1 30'13" EAST, A DISTANCE OF 1065.28 FEET TO A POINT BEING ON
THE NORTHEAST RIGHT OF WAY LINE OF THE FRONTAGE ROAD (FORMERLY
HIGHWAY 93 BEFORE THE REALIGNMENT)**

**THENCE NORTH 50 41'00" WEST, A DISTANCE OF 866.03 FEET ALONG THE
NORTHEAST RIGHT OF WAY LINE OF THE AFOREMENTIONED FRONTAGE TO THE
TRUE POINT OF BEGINNING.**

**THENCE NORTH 39 19' 00" EAST, A DISTANCE OF 175.00 FEET TO A POINT;
THENCE NORTH 50 41' 00" WEST, A DISTANCE OF 9.52 FEET TO A POINT;
THENCE NORTH 51 29' 13" EAST, A DISTANCE OF 174.33 FEET TO A POINT;
THENCE SOUTH 38 30' 47" EAST, A DISTANCE OF 155.00 FEET TO A POINT;
THENCE SOUTH 51 29' 13" WEST, A DISTANCE OF 140.90 FEET TO A POINT;
THENCE NORTH 50 41' 00" WEST, A DISTANCE OF 24.03 FEET TO A POINT;
THENCE SOUTH 39 19' 00" WEST, A DISTANCE OF 175.00 FEET TO A POINT;
THENCE NORTH 50 41' 00" WEST, A DISTANCE OF 125.01 FEET TO THE TRUE POINT
OF BEGINNING.**



0153501

NOTE: THE ABOVE METES AND BOUNDS DESCRIPTION APPEARED PREVIOUSLY IN THAT CERTAIN DOCUMENT RECORDED MAY 08, 2017, IN BOOK 311, PAGE 100, AS INSTRUMENT NO. 151735.

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: 12/08/2017

Clyde R. MacElrath

Paula J. McGowan

Jerrold D. McGowan

STATE OF NEVADA)
 : ss.
COUNTY OF)
Lincoln

This instrument was acknowledged before me on
December 18, 2017 by
**Clyde R. MacElrath and Paula J. McGowan and
Jerrold D. McGowan.**

Notary Public
(My commission expires: Nov 6, 2018)



This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated 12/08/2017 under Escrow No. 116-2531270

STATE OF NEVADA
DECLARATION OF VALUE

DOC # DV-153501
01/12/2018 03:38 PM
Official Record

- 1. Assessor Parcel Number(s)
 - a) 011-200-14
 - 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 _____

FOR REC	
Page 1 of 1	Fee: \$35.00
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Notes: _____	

- 3. a) Total Value/Sales Price of Property: \$30,000.00
- b) Deed in Lieu of Foreclosure Only (value of property) (\$ _____)
- c) Transfer Tax Value: \$30,000.00
- d) Real Property Transfer Tax Due \$117.00
- 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: Clyde R. MacElrath
 Address: PO Box 267
 City: Alamo
 State: NV Zip: 89001

Print Name: Reyes
 Address: PO Box 688
 City: Alamo
 State: NV Zip: 89001

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

First American Title Insurance
 Print Name: Company File Number: 116-2531270 dp/ JB
 Address 2500 Paseo Verde Parkway, Suite 120
 City: Henderson State: NV Zip: 89074

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