

APN: 002-061-03

RETURN RECORDED DEED TO:

Van J. Cluff
P.O. Box 447
Panaca, Nevada 89042



OFFICIAL RECORD
LESLIE BOUCHER, RECORDER

GRANTEE/MAIL TAX STATEMENTS TO:

Van J. Cluff
P.O. Box 447
Panaca, Nevada 89042

GRANT BARGAIN AND SALE DEED

THIS INDENTURE, made and entered into this 27 day of August, 2018, between Van J. Cluff, the party of the first part and hereinafter referred to as "GRANTOR", and Clyde A. Raper and Barbara J. Raper as Trustees of The Clyde and Barbara Raper Family Turst dated September 15th, 1995, as the party of the second part and hereinafter referred to as "GRANTEES."

WITNESSETH:

That the GRANTOR, in consideration of Ten Dollars (\$10), lawful money of the United States of America, and other good and valuable consideration, in hand paid by the GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, do hereby grant, bargain and sale unto the GRANTEES, and to their heirs and assigns, forever, all their rights, title and interest in and to those certain lots, pieces and parcels of land situate in Panaca, County of Lincoln, State of Nevada, and more particularly described as follows, to-wit:

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 feet to the NW corner of said parcel of land and the Point of Beginning.

TOGETHER WITH all and singular the tenements, hereditaments, and appurtenances thereunto belonging or in anywise appertaining and the reversion(s), remainder(s), rents, issues and profits thereof; also all possession, claim and demand whatsoever, as well as in law as in equity of the said party of the first part, of, in, or to the said premises.

TO HAVE AND TO HOLD, all and singular, the said premises together with the appurtenances, unto the said GRANTEES, and to their heirs and assigns, forever.

IN WITNESS WHEREOF, the GRANTOR has hereunto set his hand the day and year first above written.

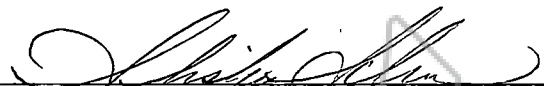


VAN J. CLUFF

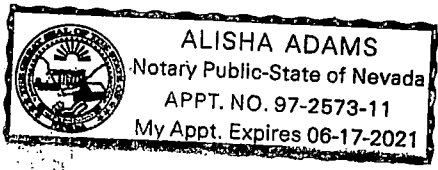
State of NEVADA)
)ss.
County of LINCOLN)

On this 27th day of August, 2018, *****VAN J. CLUFF*****, personally appeared before me and proved to me to be the person described in and who executed the foregoing Grant Bargain and Sale Deed, who acknowledged that he executed the same freely and voluntarily and for the uses and purposes therein mentioned.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal.



NOTARY PUBLIC



**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
 a. 002-061-03
 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 RECORDERS OPTIONAL USE ONLY	
Book _____	Page: _____
Date of Recording: _____	
Notes: _____	

- 3.a. Total Value/Sales Price of Property \$ \$75,000
 b. Deed in Lieu of Foreclosure Only (value of property (_____))
 c. Transfer Tax Value: \$ _____
 d. Real Property Transfer Tax Due \$ 292.50

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 [Handwritten Signature] Capacity: GRANTOR

Signature [Handwritten Signature] Capacity: GRANTEE

SELLER (GRANTOR) INFORMATION
(REQUIRED)
 Print Name: See Attached
 Address: _____
 City: _____
 State: _____ Zip: _____

BUYER (GRANTEE) INFORMATION
(REQUIRED)
 Print Name: See Attached
 Address: _____
 City: _____
 State: _____ Zip: _____

COMPANY/PERSON REQUESTING RECORDING (Required if not seller or buyer)
 Print Name: Dylan V. Frehner, Esq. (3P) Escrow # n/a
 Address: P.O. Box 517
 City: Pioche State: Nevada Zip: 89043

STATE OF NEVADA
DECLARATION OF VALUE
GRANTOR/GRANTEE
INFORMATION

GRANTOR

Van J. Cluff
P.O. Box 447
Panaca, Nevada 89042

GRANTEE

Clyde A. Raper and Barbara J. Raper, Trustees
of The Clyde and Barbara Raper Family Trust
P.O. Box 151385
Ely, Nevada 89315

