

A.P.N. No.:	003-161-15
R.P.T.T.	\$741.00
Escrow No.:	79304
Recording Requested By:	
Cow County Title Co.	
Mail Tax Statements To:	<i>Same as below</i>
When Recorded Mail To:	
STEVE T. CULVERWELL and KAREN A. CULVERWELL	
P O Box 231	
Caliente, NV 89008	



OFFICIAL RECORD
LESLIE BOUCHER, RECORDER

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That **JORDAN VALLEY, LLC**, a Nevada Limited Liability Company for valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to **STEVE T. CULVERWELL and KAREN A. CULVERWELL, husband and wife as joint tenants**, all that real property situated in the County of Lincoln, State of Nevada, bounded and described as follows:

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

Situate within portions of the Southeast Quarter (SE1/4) of the Southwest Quarter (SW1/4) of Section 7 and the Southwest Quarter (SW1/4) of Section 8, Township 4 South, Range 67 East, M.D.B.&M., more particularly described as follows:

Parcel 2 A (revised) as shown on the Boundary Line Adjustment Record of Survey recorded August 8, 2003 in the Office of the County Recorder of Lincoln County, Nevada in Book C of Plats, page 1 as File No. 120699, Lincoln County, Nevada records.

ASSESSOR'S PARCEL NUMBER FOR 2018 - 2019: 003-161-15

TOGETHER WITH FIFTY SIX POINT SIX (56.6) ACRE FEET OF WATER RIGHTS UNDER PERMIT #10625 and Certificate 4433

SUBJECT TO:

1. Taxes for the fiscal year;
2. Reservations, restrictions, conditions, rights, rights of way and easements, if any of record on said premises.

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and any reversions, remainders, rents, issues or profits thereof.

Dated: December 14, 2018

JORDAN VALLEY, LLC, A NEVADA LIMITED LIABILITY COMPANY

BY: Ronald Ray Taylor
RONALD RAY TAYLOR
Managing Member

State of Nevada)
County of Clark) ss.

This instrument was acknowledged before me on the 20th day of Dec, 2018 By:
RONALD RAY TAYLOR

Signature: Amy Marie Johnson
Notary Public
Expiration Date: Dec 1, 2020

 **AMY MARIE JOHNSON**
Notary Public • State of Nevada
Appointment Recorded in Clark County
No. 17-1009-1 Expires December 1, 2020

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)

- a) 003-161-15
- 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 RECORDER'S OPTIONAL USE ONLY	
Book: _____	Page: _____
Date of Recording: _____	
Notes: _____	

3. Total Value/Sale Price of Property

Deed in Lieu of Foreclosure Only (value of Property) 190,000.00 ~~XX\$200,000.00X~~

Transfer Tax Value: 190,000.00 ~~XX\$200,000.00X~~

Real Property Transfer Tax Due: 741.00 ~~XX\$780.00~~

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 Ronald Ray Taylor Capacity Grantor
 RONALD RAY TAYLOR, Managing Member

Signature _____ Capacity Grantee
 STEVE T. CULVERWELL

**SELLER (GRANTOR) INFORMATION
(REQUIRED)**

Print Name: JORDAN VALLEY, LLC, a Nevada Limited Liability Company

Address: P O Box 1471

City: Logandale

State: NV Zip: 89021

**BUYER (GRANTEE) INFORMATION
(REQUIRED)**

Print Name: STEVE T. CULVERWELL and KAREN A. CULVERWELL

Address: P O Box 231

City: Caliente

State: NV Zip: 89008

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

Print Name: Cow County Title Co. Escrow #: 79304

Address: P.O. Box 518, 328 Main Street

City: Pioche State: NV Zip: 89043