

LINCOLN COUNTY, NV      **2019-156769**  
\$210.50  
RPTT:\$175.50 Rec:\$35.00    **07/23/2019 02:49 PM**  
FIRST AMERICAN TITLE PASEO VERDE    Pgs=2 KE  
**OFFICIAL RECORD**  
**AMY ELMER, RECORDER**

A.P. No.      004-041-03  
Escrow No.    116-2564814-dp/CJ  
R.P.T.T.      \$175.50

*WHEN RECORDED RETURN TO:*

Clyde R. MacElrath  
P.O. Box 267  
Alamo, NV 89001

*MAIL TAX STATEMENTS TO:*

Clyde R. MacElrath  
P.O. Box 267  
Alamo, NV 89001

***GRANT, BARGAIN and SALE DEED***

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

Leland W. Horrocks, an unmarried man and Kristie L. Horrocks, an unmarried woman  
who acquired title as Husband and Wife

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

Clyde R. MacElrath, an unmarried man

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

**COMMENCING AT THE SOUTHWEST CORNER OF THE NE 1/4 SW1/4 OF SECTION 5, TOWNSHIP 7 SOUTH, RANGE 61 EAST, M.D.B.&M.; THENCE RUNNING DUE EAST ALONG THE SOUTH LINE OF SAID NE 1/4 SW1/4 A DISTANCE OF 910 FEET, MORE OR LESS TO THE WEST LINE OF MAIN STREET AT THE NORTHEAST CORNER OF LOT 1, BLOCK 46, ALAMO TOWNSITE ON FILE IN THE OFFICE OF THE COUNTY RECORDER OF SAID LINCOLN COUNTY; RUNNING THENCE NORTH 1° 23' WEST ALONG THE WEST SIDE OF SAID MAIN STREET AND THE PROJECTION THEREOF, A DISTANCE OF 685 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING NORTH 1° 23' WEST ALONG THE WEST SIDE OF SAID MAIN STREET AND THE PROJECTION THEREOF, A DISTANCE OF 115 FEET; THENCE SOUTH 88° 37' WEST, A DISTANCE OF 200 FEET; THENCE SOUTH 1° 23' EAST, A DISTANCE OF 115 FEET; THENCE NORTH 88° 37' EAST, A DISTANCE OF 200 FEET TO THE POINT OF BEGINNING.**

**NOTE : THE ABOVE METES AND BOUND DESCRIPTION APPEARED PREVIOUSLY IN THAT CERTAIN DOCUMENT RECORDED JUNE 16, 1998, IN BOOK 135, PAGE 262, AS INSTRUMENT NO. 111149.**

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.

*Leland W Horrocks*  
Leland W Horrocks

*Kristie L Horrocks*  
Kristie L Horrocks

STATE OF NEVADA    )  
                                  : ss.  
COUNTY OF         )  
Lincoln

This instrument was acknowledged before me on July 19 2019 by **Leland W Horrocks .**

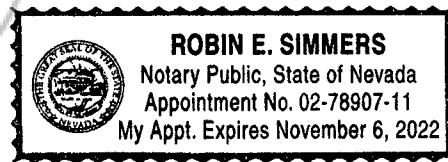
*Robin E Simmers*  
Notary Public  
(My commission expires: 11-6-22 )



STATE OF NEVADA    )  
                                  : ss.  
COUNTY OF         )  
Lincoln

This instrument was acknowledged before me on Kristie L Horrocks by **Kristie L Horrocks .**

*Robin E Simmers*  
Notary Public  
(My commission expires: 11-6-22 )



This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated 07/09/2019 under Escrow No. 116-2564814

**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 004-041-03 \_\_\_\_\_
- 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
- i)  Other \_\_\_\_\_

<b>FOR RECORDERS OPTIONAL USE</b>	
Book _____	Page: _____
Date of Recording: _____	
Notes: _____	

- 3. a) Total Value/Sales Price of Property: \$45,000.00
- b) Deed in Lieu of Foreclosure Only (value of property) ( \$ \_\_\_\_\_ )
- c) Transfer Tax Value: \$45,000.00
- d) Real Property Transfer Tax Due \$175.50

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)**

Print Name: Leland W Horrocks and Kristie L Horrocks  
Address: 8137 Chestnut Hollow Ave.  
City: Las Vegas  
State: NV Zip: 89131

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

Print Name: Clyde R. MacElrath  
Address: P.O. Box 267  
City: Alamo  
State: NV Zip: 89001

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

Print Name: First American Title Insurance Company  
Address: 2500 Paseo Verde Parkway, Suite 120  
City: Henderson

File Number: 116-2564814 dp/ JB  
State: NV Zip: 89074

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