

A.P.N.: 003-185-03
File No: 13896-2570476 (JL)
R.P.T.T.: \$475.80

LINCOLN COUNTY, NV **2019-156837**
\$971.00
RPTT:\$936.00 Rec:\$35.00 **08/14/2019 11:37 AM**
FA NV NTC MAIN Pgs=2 KE
OFFICIAL RECORD
AMY ELMER, RECORDER

When Recorded Mail To: Mail Tax Statements To:
Jamie VanRoekel
247 Spring Heights , PO Box 404
Caliente, NV 89008

GRANT, BARGAIN and SALE DEED

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

Christopher Carlton, an unmarried man

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

Jamie VanRoekel, a single woman

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

SITUATE IN THE TOWN OF CALIENTE, NEVADA AS SHOWN ON THE OFFICIAL PLAT IN THE RECORDER'S OFFICE OF LINCOLN COUNTY, NEVADA BEING A PORTION OF THE SOUTHWEST QUARTER (SW1/4) OF SECTION 8, TOWNSHIP 4 SOUTH, RANGE 67 EAST, M.D.B.&M., MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOTS 40, 41 AND 42 OF THE FALKNER SURVEY TO THE TOWN OF CALIENTE, AS SHOWN ON THE COMPILED MAP OF CALIENTE RECORDED IN BOOK A, PAGE 47 OF THE OFFICIAL RECORDS IN THE OFFICE OF THE COUNTY RECORDER OF LINCOLN COUNTY, NEVADA.

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.

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.

Christopher Carlton
Christopher Carlton

STATE OF **NEVADA**)
) : **ss.**
COUNTY OF **CLARK**)

This instrument was acknowledged before me on _____ by
Christopher Carlton.

Notary Public
(My commission expires: _____)

This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated **July 29, 2019** under Escrow No. **13896-2570476.**

See Attached CA
Notary Form

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Plumas

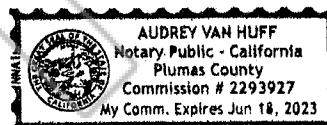
On August 7, 2019 before me, Audrey VanHuff, Notary Public
(insert name and title of the officer)

personally appeared Christopher Carlton
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Audrey Van Huff (Seal)



Audrey Van Huff
CA# 2293927

EXP: 06/18/2023

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 003-185-03
- 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 _____

FOR RECORDERS OPTIONAL USE	
Book _____	Page: _____
Date of Recording: _____	
Notes: _____	

- 3. a) Total Value/Sales Price of Property: \$121,000.00
- b) Deed in Lieu of Foreclosure Only (value of property) (\$ _____)
- c) Transfer Tax Value: \$121,000.00
- d) Real Property Transfer Tax Due \$475.80

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]

Capacity: Grantor Agent

Signature: _____

Capacity: Grantee

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

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

Print Name: Christopher Carlton

Print Name: Jamie VanRoekel

Address: 247 Spring Heights

Address: 247 Spring Heights , PO
Box 404

City: Caliente

City: Caliente

State: NV Zip: 89008

State: NV Zip: 89008

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

Print Name: First American Title Insurance Company

File Number: 13896-2570476 JL/ LR

Address: 10000 W. Charleston Blvd, Suite 180

City: Las Vegas

State: NV Zip: 89135

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