

LINCOLN COUNTY, NV  
\$152.00  
RPTT:\$117.00 Rec:\$35.00  
FA NV DIRECT TITLE  
OFFICIAL RECORD  
AMY ELMER, RECORDER

2019-157295

11/08/2019 10:21 AM

Pgs=2 KE

A.P.N.: 004-041-03  
File No: 116-2576487 (dp)  
R.P.T.T.: \$117.00

When Recorded Mail To: Mail Tax Statements To:  
Clyde MacElrath  
P.O. Box 267  
Alamo, NV 89001

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

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

Clyde MacElrath, an unmarried man

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

Clyde MacElrath, an unmarried man and Eduardo Guerrero-Reyes, a married man as his sole and separate property, as Joint Tenants with Right of Survivorship

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.**

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.

Clyde R. MacElrath  
 Clyde MacElrath

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

This instrument was acknowledged before me on this:  
24 day of October, 2019

By: **Clyde MacElrath**

Robin E. Simmers

Notary Public  
 (My commission expires: 11-6-2022 )



**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: \$29,751.00  
b) Deed in Lieu of Foreclosure Only (value of property) ( \$ \_\_\_\_\_ )  
c) Transfer Tax Value: \$29,751.00  
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: Cylde MacElrath  
Address: PO Box 267  
City: Alamo  
State: NV Zip: 89001

Print Name: Eduardo Guerrero-Reyes  
Address: P.O. Box 267  
City: Alamo  
State: NV Zip: 89001

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

FANV-Direct Title / First American Title  
Print Name: Insurance Company File Number: 116-2576487 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)