

APN: 004-151-12
Escrow No: 20001159-204-SBS
Title No 9015-2566683
Transfer Tax : 663.00

Recording Requested By: Stewart Title Company
Mail Tax Statements To: *Same as below*
When Recorded Mail To:
Frederick Tsosie and Tonia J. Tsosie
P.O. Box 435
Alamo, NV 89001

2566683

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That for valuable consideration, the receipt of which is hereby acknowledged, Richard F. McCann and Linda S. McCann, husband and wife as joint tenants with right of survivorship

does hereby Grant, Bargain, Sell and Convey to Frederick Tsosie and Tonia J. Tsosie, husband and wife as joint tenants

all that real property situated in the County of Lincoln, State of Nevada, described as follows:

For Legal Description, See Attached Exhibit "A", attached hereto and made a part hereof.

SUBJECT TO:

1. Taxes for 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.

See page 2 for signature of Grantor(s) and Notary Acknowledgment

^S
Richard F. McCann, by Linda/McCann,
his attorney in fact

Linda/McCann
Linda/McCann
^S

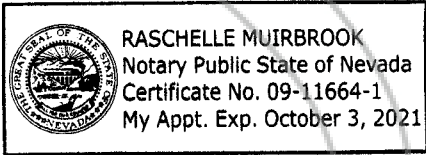
Richard F. McCann, by
Linda/McCann, his
attorney in fact

State of NEVADA }
County of CLARK } ss

This instrument was acknowledged before me on 27th Day of March 2020

by: Linda^SMcCann individually and as attorney in fact

Signature: [Signature] for Richard F. McCann
Notary Public



The land referred to herein below is situated in the County of Lincoln, State of Nevada, and described as follows:

PARCEL 7-2 LOCATED IN THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 5, TOWNSHIP 7 SOUTH, RANGE 61 EAST, MOUNT DIABLO BASE AND MERIDIAN AS RECORDED IN PLAT A, PAGE 256 OF THE OFFICIAL RECORDS OF LINCOLN COUNTY, FEBRUARY 26, 1986, CONTAINING 1.17 ACRES.

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)

- a) 004-151-12 _____
- 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 ONLY

Book _____ Page _____
Date of Recording: _____
Notes: _____

3. Total Value/Sales Price of Property:

Deed in Lieu of Foreclosure Only (value of property) \$170,000.00
 Transfer Tax Value \$ _____
 Real Property Transfer Tax Due: \$170,000.00
 \$ 663.00

4. If Exemption Claimed

- a. Transfer Tax Exemption, per NRS 375.090, Section _____
- b. Explain Reason for Exemption: _____

5. Partial Interest: Percentage being transferred: _____ %

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 X Linda S McClain Capacity: Grantor

Signature _____ Capacity: Grantee

**(GRANTOR) INFORMATION
(REQUIRED)**

Print Name: Richard F McClain
 Address: Linda S McClain
5449 Saint Regis Way
Port Orange, FL 32128

**(GRANTEE) INFORMATION
(REQUIRED)**

Print Name: Frederick Tsosie + Tonia J.
 Address: Tsosie
PO Box 435
Alamo, NV 89001

COMPANY/PERSON REQUESTING RECORDING (Required if not the Seller or Buyer)

Print Name: Stewart Title Company/Stacey Bixler Escrow #: 20001159-SBS
 Address: 840 Pinnacle Court, Building 7, Suite B, Mesquite, NV 89027
 City, State, ZIP Code _____

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED

c/o