

LINCOLN COUNTY, NV

2020-158386

Rec:\$37.00

Total:\$37.00

ART CAMERON

05/27/2020 02:25 PM

Pgs=3 KE

APN: 013-041-43

Return Recorded Deed to:  
Ashley Ruth and Cade Ruth  
P.O. Box 745  
Panaca, Nevada 89042



OFFICIAL RECORD  
AMY ELMER, RECORDER

E05

Grantee/Mail Tax Statements to:  
Ashley and Cade Ruth  
P.O. Box 745  
Panaca, Nevada 89042

### Grant, Bargain, Sale Deed

**THIS INDENTURE WITNESSETH**, That **Art Cameron and Janet Cameron** of Caliente, Nevada, for a valuable consideration, the receipt of which is hereby acknowledged, do hereby Grant, Bargain, Sell and Convey to **Cade Ruth and Ashley Ruth**, husband and wife as Joint Tenants, with right of survivorship, all that real property situated in the County of Lincoln, State of Nevada, bounded and described as follows:

**That portion of Southwest Quarter (SW ¼) of the Northwest Quarter (NW ¼) of Section 3, Township 3 South, Range 67 East, M.D.B. & M., Lincoln County, Nevada as described as follows:**

**Parcel 19A, as shown upon Parcel Map for Art L Cameron and Janet L Cameron recorded February 25, 2008 in Plat Book "C", page 0385 as File DOC # 0131034:**

#### SUBJECT TO:

1. Taxes for the current fiscal year, not delinquent, including personal property taxes of any former owner if any.
2. Restrictions, conditions, reservations, rights of way and easements now of record, if any that actually exist on the property.
3. Covenants, Conditions, and Restrictions in Highland Knolls Estates Community, as recorded in Book 207, Pages 405-410

TOGETHER WITH all singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

IN WITNESS WHEREOF, this instrument has been executed this 27<sup>th</sup> day of MAY, 2020.

Art Cameron

Signature

Art Cameron

Print Name

Janet L Cameron

Signature

Janet L Cameron

Print Name

STATE OF NEVADA)

)SS

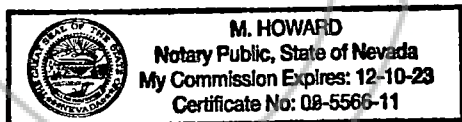
County of Lincoln )

On this 27<sup>th</sup> day of May, 2020, before me a Notary Public personally appeared Art Cameron and Janet Cameron

Personally known to me (or proved to me on the basis of satisfactory evidence) to be the persons whose name is subscribed to this instrument and acknowledged that he (she or they) executed it.

M. Howard

Notary Public



**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)

- a) 013-041-43
- 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
- Other \_\_\_\_\_

FOR RECORDER'S OPTIONAL USE ONLY	
Book: _____	Page: _____
Date of Recording: _____	
Notes: _____	

3. Total Value/Sales Price of Property

\$ N/A

Deed in Lieu of Foreclosure Only (value of property) ( \_\_\_\_\_ )

Transfer Tax Value: \$ \_\_\_\_\_

Real Property Transfer Tax Due \$ 0

**4. If Exemption Claimed:**

- a. Transfer Tax Exemption per NRS 375.090, Section 5
- b. Explain Reason for Exemption: Daughter of Grantor  
EATHER TO DAUGHTER

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 Ashley Ruth Capacity Buyer

Signature Art Cameron Capacity Seller

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

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

Print Name: Art Cameron and Janet Cameron  
Address: P.O. Box 573  
City: Caliente  
State: NV Zip: 89008

Print Name: Ashley Ruth and Cade Ruth  
Address: P.O. Box 745  
City: PANACA  
State: NV Zip: 89008

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

Print Name: \_\_\_\_\_ Escrow #: \_\_\_\_\_  
Address: \_\_\_\_\_  
City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_