

LINCOLN COUNTY, NV

2020-158717

\$310.00

RPTT:\$273.00 Rec:\$37.00

07/07/2020 02:27 PM

FIDELITY NATIONAL TITLE BULLHEAD CITY - 854 AK

OFFICIAL RECORD

AMY ELMER, RECORDER

APN: 002-053-17

RECORDING REQUESTED BY:
Fidelity National Title Agency, Inc.
3640 Highway 95, Suite 100
Bullhead City, AZ 86442

**When Recorded Mail Document
and Tax Statement To:**
Van Jay Cluff
PO Box 447
Panaca, NV 89042

RPTT: \$273.00
Escrow No.: FTM20001878JJ

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That Clifton Lee Bailey and Michael Wayne Bailey and Samuel Alexander Bailey

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do(es) hereby Grant, Bargain, Sell and

Convey to Van Jay Cluff, a married man as his sole and separate property

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

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

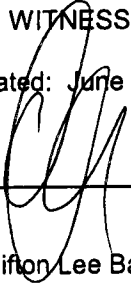
- SUBJECT TO:
1. Taxes for the fiscal year 2019-2020
 2. Covenants, Conditions, Reservations, Rights, Rights of Way and Easements now of record.

Together with all and singular tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

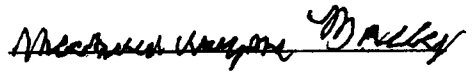
GRANT, BARGAIN, SALE DEED
(continued)

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Dated: June 15, 2020



Clifton Lee Bailey




Michael Wayne Bailey

See Attached, signed in counterpart
Samuel Alexander Bailey

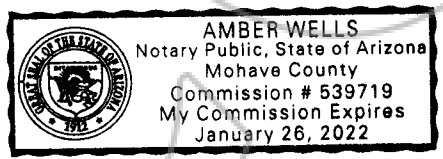
State of Arizona AZ
County of Coconino Mohave

This instrument was acknowledged before me on this 21st day of June, 2020, by Clifton Lee Bailey, Michael Wayne Bailey, and ~~Samuel Alexander Bailey~~ et al



Notary Public
My Commission Expires: 01/26/2022

[SEAL]



GRANT, BARGAIN, SALE DEED
(continued)

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Dated: June 15, 2020

~~_____~~

Clifton Lee Bailey

~~_____~~

} See attached signed in counterpart

Michael Wayne Bailey

~~_____~~

Samuel Alexander Bailey

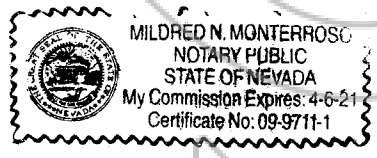
State of Nevada
County of Clark

This instrument was acknowledged before me on this 30th day of June, 2020, by Clifton Lee Bailey, Michael Wayne Bailey, and Samuel Alexander Bailey.

~~_____~~

Notary Public
My Commission Expires: 04-06-2021

[SEAL]

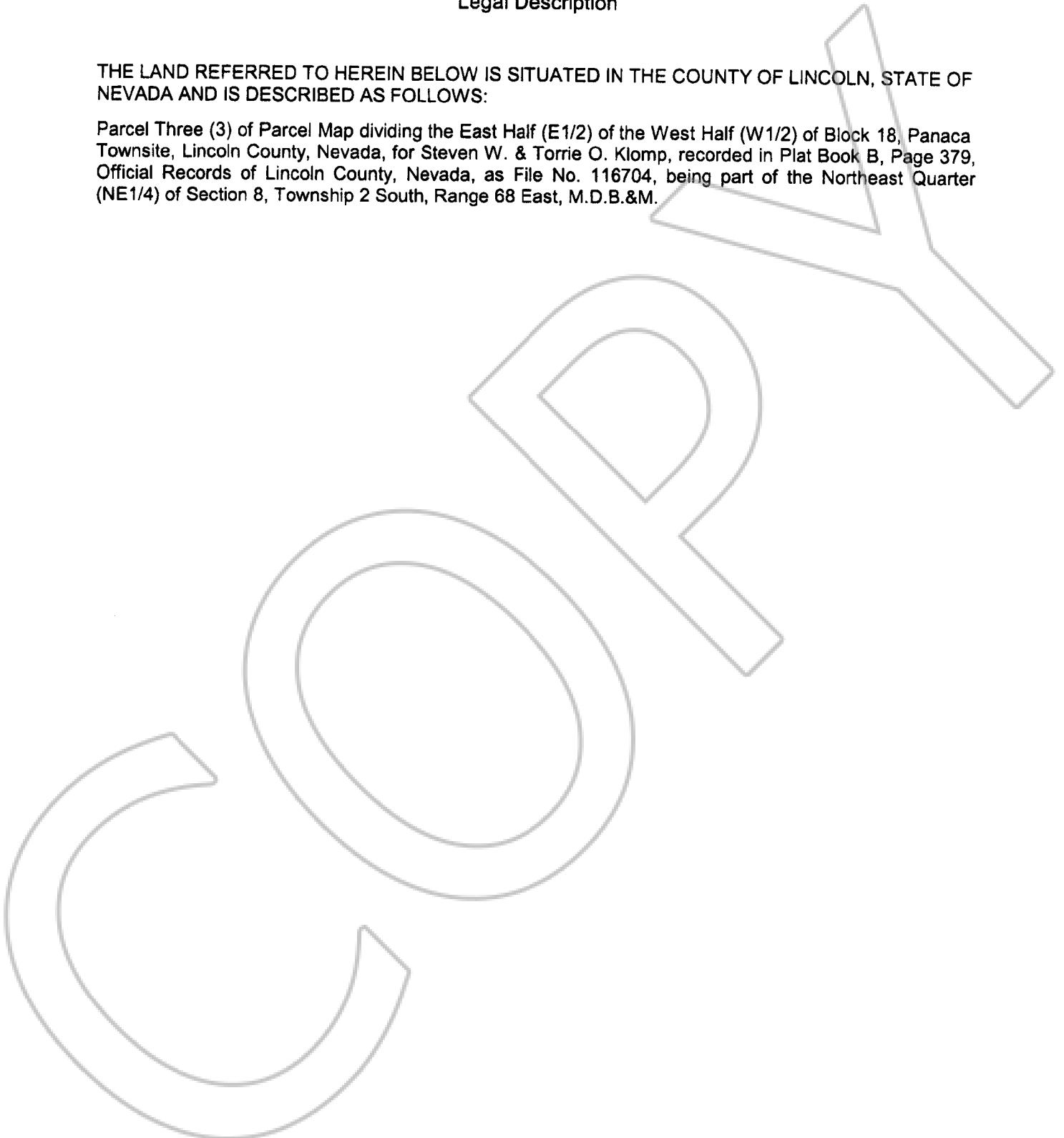


Mildred N Monterroso
Nevada
4.6.21
0997111

EXHIBIT "A"
Legal Description

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF LINCOLN, STATE OF NEVADA AND IS DESCRIBED AS FOLLOWS:

Parcel Three (3) of Parcel Map dividing the East Half (E1/2) of the West Half (W1/2) of Block 18, Panaca Townsite, Lincoln County, Nevada, for Steven W. & Torrie O. Klomp, recorded in Plat Book B, Page 379, Official Records of Lincoln County, Nevada, as File No. 116704, being part of the Northeast Quarter (NE1/4) of Section 8, Township 2 South, Range 68 East, M.D.B.&M.



**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor's Parcel Number(s)
 a. 002-053-17
 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 RECORDERS OPTIONAL USE ONLY
 Book _____ Page: _____
 Date of Recording: _____
 Notes: _____

3. a. Total Value/Sales Price of Property \$ 70,000.00
 b. Deed in Lieu of Foreclosure Only (value of property) (_____)
 c. Transfer Tax Value: \$ 70,000.00
 d. Real Property Transfer Tax Due \$ 273.00

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 _____ Capacity: Grantor
 Signature _____ Capacity: Grantee

SELLER (GRANTOR) INFORMATION
(REQUIRED)
 Print Name: Clifton Lee Bailey, Michael Wayne Bailey, and Samuel Alexander Bailey
 Address: 3232 North Eagle Rock Road
 City: Kingman
 State: AZ Zip: 86401

BUYER (GRANTEE) INFORMATION
(REQUIRED)
 Print Name: Van Jay Cluff
 Address: PO Box 447
 City: Panaca
 State: NV Zip: 89042

COMPANY/PERSON REQUESTING RECORDING (Required if not seller or buyer)
 Print Name: Fidelity National Title Agency, Inc. Escrow # FTM20001878
 Address: 3640 Highway 95, Suite 100
 City: Bullhead City State: AZ Zip: 86442