

LINCOLN COUNTY, NV

2020-158718

\$37.00

RPTT:\$0.00 Rec:\$37.00

07/07/2020 02:27 PM

FIDELITY NATIONAL TITLE BULLHEAD CITY - 8648 AK

OFFICIAL RECORD

AMY ELMER, RECORDER

E05

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: Exempt per NRS 375.090 Section 05

Escrow No.: FTM20001878JJ

**GRANT, BARGAIN, SALE DEED**

THIS INDENTURE WITNESSETH: That Melanie Cluff, wife of Van Jay Cluff

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.

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

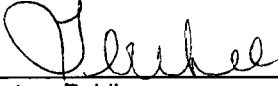
Dated: June 25, 2020 <sup>14</sup> July 1, 2020

Melanie Cluff  
Melanie Cluff

**GRANT, BARGAIN, SALE DEED**  
(continued)

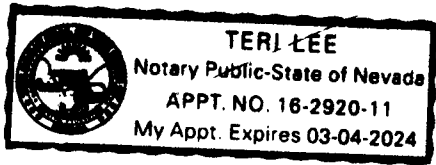
State of Nevada  
County of Lincoln

This instrument was acknowledged before me on this 1<sup>st</sup> day of July, 2020, by  
Malanie Cluff



Notary Public  
My Commission Expires:

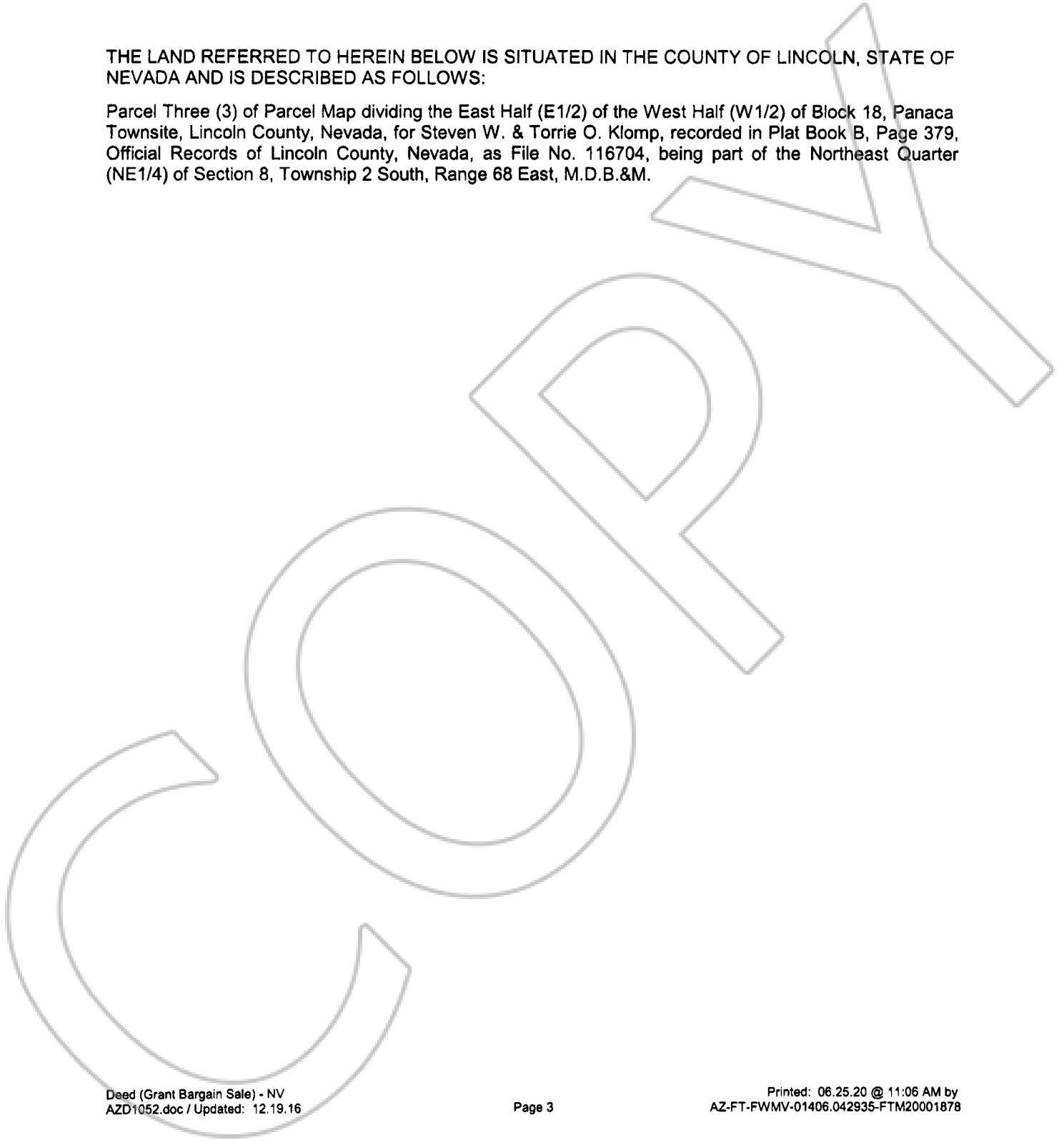
[SEAL]



**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 \$ 0  
b. Deed in Lieu of Foreclosure Only (value of property) ( \_\_\_\_\_ )  
c. Transfer Tax Value: \$ 0  
d. 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: SPOUSE to SPOUSE

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: Melanie Cluff  
Address: PO Box 447  
City: Panaca  
State: NV      Zip: 889042

**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

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED