

A.P.N.: 003-076-03
File No: 13895-2597990 (TV)
R.P.T.T.: \$1,033.50

LINCOLN COUNTY, NV
\$1,070.50
RPTT:\$1033.50 Rec:\$37.00 10/05/2020 03:49 PM
FA NV NTC MAIN Pgs=2 AE
OFFICIAL RECORD
AMY ELMER, RECORDER

When Recorded Mail To: Mail Tax Statements To:
Patricia Ann McClure and John Vrej Stepanian
13771 Mojave Street
Hesperia, CA 92345

GRANT, BARGAIN and SALE DEED

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

Robert V. Mull and Paige D. Mull, husband and wife as joint tenants

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

Patricia Ann McClure and John Vrej Stepanian, wife and husband as joint tenants

the real property situate in the County of Lincoln, State of Nevada, described as follows:

ALL OF LOTS NUMBERED ONE (1), TWO (2), THREE (3) AND FOUR (4) IN BLOCK NUMBERED FIVE (5) IN THE CITY OF CALIENTE, COUNTY OF LINCOLN, STATE OF NEVADA, TOGETHER WITH ANY AND ALL IMPROVEMENTS THEREON AND THE FIXTURES THEREIN; AS SAID LOT AND BLOCK ARE DELINEATED AND DESCRIBED ON THE OFFICIAL PLAT OF SAID CITY OF CALIENTE, NOW ON FILE AND RECORD IN THE OFFICE OF THE COUNTY RECORDER OF LINCOLN COUNTY.

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.

[Signature]
Robert V. Mull

[Signature]
Paige D. Mull

Paige D Mull

STATE OF Nevada)
)
) : ss.
COUNTY OF Lincoln)

This instrument was acknowledged before me on September 23, 2020 by **Robert V. Mull and Paige D. Mull.**

[Signature]
Notary Public
(My commission expires: MAY 31, 2023)



This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated under Escrow No. **13895-2597990.**

* Kellee Ahlvers
nv
19-2787-11
5/31/23

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
 a) 003-076-03
 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 _____

FOR RECORDERS OPTIONAL USE	
Book _____	Page: _____
Date of Recording: _____	
Notes: _____	

3. a) Total Value/Sales Price of Property: \$265,000.00
 b) Deed in Lieu of Foreclosure Only (value of property) (\$ _____)
 c) Transfer Tax Value: \$265,000.00
 d) Real Property Transfer Tax Due \$1,033.50

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: Paige D. Mull
 Signature: _____

Capacity: Grantor/Seller
 Capacity: _____

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

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

Print Name: Robert V. Mull and Paige D. Mull
 Address: 251 N. Spring St
 City: Caliente
 State: NV Zip: 89008

Print Name: Patricia Ann McCleave and John Vrej Stepanian
 Address: 13771 Mojave St
 City: Hesperia
 State: CA Zip: 92345

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

FANV-Direct Title / First American Title
 Print Name: Insurance Company
 Address: 701 North Green Valley Parkway Suite 120
 City: Henderson

File Number: 13895-2597990 TV/ ar
 State: NV Zip: 89074

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)