

LINCOLN COUNTY, NV  
\$524.50  
RPTT:\$487.50 Rec:\$37.00  
COW COUNTY TITLE CO.  
OFFICIAL RECORD  
AMY ELMER, RECORDER

**2020-159104**

10/20/2020 05:03 PM

Pgs=3 AK

**APN: 006-231-14**  
**RPTT: \$487.50**

**RECORDING REQUESTED BY:**

Cow County Title Co.  
NLS 8024-Lin

**MAIL TAX STATEMENTS TO:**

Same as below

**WHEN RECORDED MAIL TO:**

Tobi Ann Caperon  
Thomas A. Claus  
205 N Stephanie St Ste 221  
Henderson NV 89074

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**GRANT, BARGAIN, SALE DEED**

THIS INDENTURE WITNESSETH: That **CLIFFORD S. LEWIS and SUSAN E. LEWIS, husband and wife**, in consideration of \$10.00, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to **TOBI ANN CAPERON and THOMAS A. CLAUS, wife and husband as community property with rights of survivorship**

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

That certain parcel of land situate in the Southwest Quarter (SW1/4) of the Northeast Quarter (NE1/4) of Section 35, Township 2 North, Range 69 East, M.D.B.&M., and described as follows, to-wit:

Parcel 2A of that certain Parcel Map recorded December 6, 2007 in the Office of the County Recorder of Lincoln County, Nevada in Book C of Plats, page 367 as File No. 130653, Lincoln County, Nevada records.

**Together with that parcel of land being adjusted on that certain Boundary Line Record of Survey Map recorded April 28, 2016 in Book D of Plats, page 204 as File No. 149231, Lincoln County, Nevada records described as follows:**

The western portion of Parcel 2A and south of Parcel 2B of the Parcel Map recorded in the Lincoln County Recorder's Office, Pioche, Nevada, and more particularly described as follows:

Beginning at the Southwest corner of said Parcel 2B at (or to) a rebar with plastic cap stamped L SMITH PLS 12751 and travelling along its South boundary North 89°51'42" West 303.33' to the Southeast corner of said Parcel 2B at (or to) a rebar with plastic cap stamped L SMITH PLS 12751 ;

Thence South 15°20'44" East 90.48' at (or to) a rebar with plastic cap stamped L SMITH PLS 12751 to a fence corner;

Thence South 04°20'21" West 60.30' at (or to) a rebar with plastic cap stamped L SMITH PLS 12751 to a fence corner;

Thence South 89°45'23" West 134.92' at (or to) a rebar with plastic cap stamped L SMITH PLS 12751;

Thence South 89°49'46" West 196.53' to a rebar with flagging;

Thence North 03°21'09" East 149.53' to the point of beginning.

The Basis of Bearings is the East line of the Southwest Quarter (SW1/4) of the Northeast Quarter (NE1/4) of Section 35, Township 2 North, Range 69 East of the Mount Diablo Meridian given as North 01°56'43" West in Plat Book B at page 410 of the Lincoln County, Nevada records.

**Together with that parcel of land being adjusted on that certain Boundary Line Record of Survey Map recorded December 18, 2017 in Book D of Plats, page 260 as File No. 153054, Lincoln County, Nevada records described as follows:**

Being a portion of Parcel 2A as shown in that map recorded thereof in a portion of the Southwest Quarter (SW1/4) of the Northeast Quarter (NE1/4) of Section 35, Township 2 North, Range 69 East, M.D.M., Lincoln County, Nevada, more particularly described as follows:

Commencing at the Southeast corner of the Northeast Quarter (NE1/4) of Section 35, Township 2 North, Range 69 East, M.D.M., Lincoln County, Nevada;  
Thence South 89°09'11" West 1,790.44 feet;  
Thence North 00°50'52" West 337.30 feet to the most northerly line of Parcel 006-231-07, also being the point of beginning;  
Thence North 15°20'19" West 90.46 feet;  
Thence North 00°11'39" East 71.75 feet;  
Thence South 89°48'21" East 131.58 feet;  
Thence South 00°11'39" West 40.59 feet;  
Thence South 14°26'14" West 50.86 feet;  
Thence South 74°30'50" East 119.90 feet to the centerline of the 40' private ingress and egress easement per Plat Book C, page 367;

The following two courses follow said centerline of the 40' private ingress and egress easement:

- 1) Thence from a point to which a radial line bears north 82°32'27" West, curving to the left along an arc having a radius of 100.00 feet, concave Easterly through a central angle of 07°29'39", an arc length of 13.08 feet;
- 2) Thence South 00°02'06" East 31.45 feet to said most Northerly line of Parcel 006-231-07;

Thence departing said centerline North 87°52'13" West 209.95 feet to the point of beginning.

The above legal description is a metes and bounds description and was obtained from a Grant, Bargain, Sale Deed, recorded June 14, 2019 as File No. 2019-156605, Lincoln County, Nevada records.

This additional information required by NRS 111.312 and NRS 239B.030.

**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.

Dated: June 14, 2019

Clifford S. Lewis  
CLIFFORD S. LEWIS

Susan E. Lewis  
SUSAN E. LEWIS

STATE OF Idaho  
COUNTY OF Twin Falls

On August 22, 2020, personally appeared before me, a Notary Public, Clifford S. Lewis and Susan E. Lewis, who acknowledged that they executed the above instrument.

Jeanette Fuller  
Notary Public

JEANETTE FULLER  
NOTARY PUBLIC - STATE OF IDAHO  
COMMISSION NUMBER 20180111  
MY COMMISSION EXPIRES 1-22-2024

**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 006-231-14
- b) \_\_\_\_\_
- c) \_\_\_\_\_
- d) \_\_\_\_\_

**FOR RECORDER'S OPTIONAL USE ONLY**

Document/Instrument No.	_____
Book	_____ Page _____
Date of Recording:	_____
Notes:	_____

2. Type of Property

- a)  Vacant Land
- b)  Single Family Residence
- c)  Condo/Twnhse
- d)  2-4 Plex
- e)  Apartment Bldg.
- f)  Commercial/Industrial
- g)  Agricultural
- h)  Mobile Home
- i)  Other \_\_\_\_\_

3. Total Value/Sales Price of Property

	<u>\$125,000.00</u>
Deed in Lieu of Foreclosure Only (Value of Property) ( _____ )	
Transfer Tax Value	<u>\$125,000.00</u>
Real Property Transfer Tax Due:	<u>\$487.50</u>

**4. If Exemption Claimed:**

- a. Transfer Tax Exemption, per NRS 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 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: *Clifford S. Lewis* Capacity: Grantor  
 Clifford S. Lewis

Signature: *Tobi Ann Caperon* Capacity: Grantee  
 Tobi Ann Caperon

**SELLER (GRANTOR) INFORMATION**

Print Name: Clifford S. Lewis & Susan E. Lewis  
 Address: PO Box 424  
 City/State/Zip Pioche NV 89043

**BUYER (GRANTEE) INFORMATION**

Print Name: Tobi Ann Caperon & Thomas A. Claus  
 Address: 205 N Stephanie St Ste 221  
 City/State/Zip Henderson NV 89074

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

Company Name: Cow County Title Co Escrow No NLS 8024-Lin  
 Address: 761 Raindance Dr, Pahrump NV 89048