

A.P.N.: 001-240-39 and 001-240-42
File No: 13895-2605740 (TV)
R.P.T.T.: \$936.00

LINCOLN COUNTY, NV **2020-159390**
\$973.00
RPTT:\$936.00 Rec:\$37.00 12/30/2020 01:57 PM
FIRST AMERICAN TITLE INSURANCE COMPANY BY 2 AK
OFFICIAL RECORD
AMY ELMER, RECORDER

When Recorded Mail To: Mail Tax Statements To:
Mikael Alexander Stenvers and Jessica Marlene Rackley
P.O. Box 261
Caliente, NV 89008

GRANT, BARGAIN and SALE DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,
Patricia McLean, as her sole and separate property
do(es) hereby *GRANT, BARGAIN and SELL* to

Mikael Alexander Stenvers and Jessica Marlene Rackley, husband and wife as joint
tenants

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

**THAT PORTION OF THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHEAST
QUARTER (NE 1/4) OF SECTION 14, TOWNSHIP 1 NORTH, RANGE 67 EAST, M.D.B.M.,
LINCOLN COUNTY, NEVADA, DESCRIBED AS FOLLOWS:**

PARCEL I:

**PARCEL 1 AS SHOWN BY PARCEL MAP FOR PAUL S. BROWN, RECORDED OCTOBER
15, 1997, IN PLAT BOOK B, PAGE 67, FILE NO. 109829, LINCOLN COUNTY, NEVADA.**

PARCEL II:

**PARCEL 1 AS SHOWN BY PARCEL MAP FOR PAUL S. BROWN, RECORDED MAY 12,
1998, IN PLAT BOOK B, PAGE 118, FILE NO. 110961, LINCOLN COUNTY, NEVADA.**

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

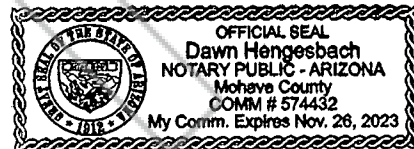
1. All general and special taxes for the current fiscal year.
2. Covenants, Conditions, Restrictions, Reservations, Rights, Rights of Way and Easements now
of record.

Patricia McLean
Patricia McLean

STATE OF Arizona)
COUNTY OF Yavapai) ss.

This instrument was acknowledged before me on December 21, 2020 by Patricia McLean.

[Signature]
Notary Public
My commission expires: Nov 26, 2023



This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed under Escrow No. 13895-2605740.

* Official Seal
Dawn Hengesbach
Notary Public-Arizona
Mohave County
COMM # 574432
My Comm. Expires Nov. 26, 2023

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
 a) 001-240-39
 b) 001-240-42
 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: \$240,000.00
 b) Deed in Lieu of Foreclosure Only (value of property) (\$ _____)
 c) Transfer Tax Value: \$240,000.00
 d) Real Property Transfer Tax Due \$936.00

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: Patricia McLean
 Signature: _____

Capacity: Grantor/Seller
 Capacity: _____

SELLER (GRANTOR) INFORMATION (REQUIRED)
 Print Name: Patricia McLean
 Address: 177 Northview St.
 City: Prescott,
 State: AZ Zip: 86309

BUYER (GRANTEE) INFORMATION (REQUIRED)
 Mikael Alexander Stenvers and Jessica Marlene
 Print Name: Rackley
 Address: P.O. Box 261
 City: Caliente
 State: NV Zip: 89008

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)
 FANV Direct Title/First American Title
 Print Name: Insurance Company File Number: 13895-2605740 TV/ ar
 Address: 701 North Green Valley Parkway Suite 120
 City: Henderson State: NV Zip: 89074

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