

A.P.N. No.:	002-132-05
R.P.T.T.	\$565.50
Escrow No.:	83239
Recording Requested By:	
Cow County Title Co.	
Mail Tax Statements To:	Same as below
When Recorded Mail To:	
LESLIE MICHAEL WOOD JR and TANEIL CATHERINE WOOD	
P O Box 543	
Caliente, NV 89008	



OFFICIAL RECORD
AMY ELMER, RECORDER

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That **MELANIE ANN WARD**, a married woman who acquired title as **MELANIE ANN WHEATLEY**, an unmarried woman and **BRANDON WARD**, her husband for valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to **LESLIE MICHAEL WOOD JR and TANEIL CATHERINE WOOD**, as husband and wife as community property with rights of survivorship, all that real property situated in the County of Lincoln, State of Nevada, bounded and described as follows:

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

Situate in a portion of the Northwest Quarter (NW 1/4) of Section 9 Township 2 South, Range 68 East, M. D. B. & M., being a portion of block 56 of Town of Panaca, Lincoln County, Nevada, described as follows:

Parcel 4 of that certain Record of Survey for a Boundary Line Adjustment recorded September 20, 2005 in the Office of the County Recorder of Lincoln County, Nevada in Book C of Plats, page 134 as File No. 125224 Lincoln County, Nevada Records.

ASSESSOR'S PARCEL NUMBER FOR 2020 - 2021: 002-132-05

SUBJECT TO:

1. Taxes for the 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.

BRANDON WARD, joins in the execution of this deed for the purpose of releasing any community property interest he may now have or may be presumed to have in the future in the above described property.

Dated: December 29, 2020

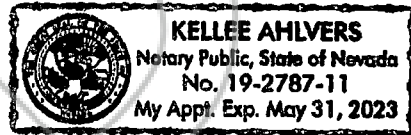
Melanie Ann Ward
MELANIE ANN WARD

Brandon Ward
BRANDON WARD

State of Nevada)
County of Lincoln) ss.

This instrument was acknowledged before me on the 31 day of December, 2020 By:
MELANIE ANN WARD and BRANDON WARD

Signature: Kellee Ahlvers
Notary Public
Expiration Date: May 31, 2023



**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)

- a) 002-132-05
- 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 RECORDER'S OPTIONAL USE ONLY	
Book: _____	Page: _____
Date of Recording: _____	
Notes: _____	

3. Total Value/Sale Price of Property

\$145,000.00

Deed in Lieu of Foreclosure Only (value of Property) (_____)

Transfer Tax Value: \$145,000.00

Real Property Transfer Tax Due: \$565.50

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 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 Melanie Ann Ward Capacity Grantor
MELANIE ANN WARD

Signature _____ Capacity Grantee
LESLIE MICHAEL WOOD JR

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: MELANIE ANN WARD
Address: 1584 E. 1740 S
City: Malta
State: ID Zip: 83342

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: LESLIE MICHAEL WOOD JR and TANEIL CATHERINE WOOD
Address: P O Box 543
City: Caliente
State: NV Zip: 89008

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

Print Name: Cow County Title Co. Escrow #: 83239
Address: P.O. Box 518, 328 Main Street
City: Pioche State: NV Zip: 89043