



OFFICIAL RECORD  
AMY ELMER, RECORDER

RETURN RECORDED DEED TO:  
Steve T Culverwell  
P O Box 231  
Caliente, Nevada 89008

GRANTEE/MAIL TAX STATEMENTS TO:

Steve T Culverwell  
P O Box 231  
Caliente, Nevada 89008

### **GRANT, BARGAIN, SELL DEED**

THIS INDENTURE, made and entered into this 23<sup>rd</sup> day of February, 2021, between FREDERICK E LAFLAMME, as Trustee of The Frederick E LaFlamme Declaration of Trust, the party of the first part, hereinafter referred to as "Grantor", and STEVE T CULVERWELL and KAREN A CULVERWELL, husband and wife, as joint tenants with right of survivorship, the party of the second part, hereinafter referred to as "Grantees".

### **WITNESSETH**

That the GRANTOR, for good and valuable consideration delivered to them by the GRANTEES, the receipt and sufficiency of which is hereby acknowledged, does hereby grant, bargain, sell, and convey all that real property situate at 150 Culverwell Avenue, City of Caliente, County of Lincoln, State of Nevada more particularly described as follows:

**LOT 1-A AS SHOWN ON THE PARCEL MAP FILED ON APRIL 25, 1991 IN THE LINCOLN COUNTY RECORDER'S OFFICE IN BOOK A OF PLATS, PAGE 340 AND RECORDED UNDER FILE NUMBER 96562, LINCOLN COUNTY, NEVADA RECORDS. THE REAL PROPERTY HAS THE CURRENT APN 003-174-18.**

TOGETHER WITH all and singular the tenements, hereditaments, and appurtenances thereunto belonging or in anywise appertaining and the reversion(s), remainder(s), rents, issues and profits thereof.

TO HAVE AND TO HOLD, all and singular, the said premises together with the appurtenances, unto the said GRANTEES, and to their heirs and assigns, forever.

IN WITNESS THEREOF, the GRANTOR has hereunto set their hand the day and year first above written.



**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)  
 a) 003-174-18  
 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 RECORDER'S OPTIONAL USE ONLY	
Book: _____	Page: _____
Date of Recording: _____	
Notes: _____	

3. Total Value/Sales Price of Property \$ 75,000.00  
 Deed in Lieu of Foreclosure Only (value of property) ( \_\_\_\_\_ )  
 Transfer Tax Value: \$ 292.50  
 Real Property Transfer Tax Due \$ \_\_\_\_\_

4. **If Exemption Claimed:**  
 a. Transfer Tax Exemption per NRS 375.090, Section \_\_\_\_\_  
 b. Explain Reason for Exemption: \_\_\_\_\_

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 St Culverwell Capacity Grantee

Signature \_\_\_\_\_ Capacity \_\_\_\_\_

**SELLER (GRANTOR) INFORMATION (REQUIRED)**  
 Print Name: Frederick E LaFlamme  
 Address: P.O. Box 396  
 City: Seymour  
 State: CT Zip: 06483

**BUYER (GRANTEE) INFORMATION (REQUIRED)** *Karen A Culverwell*  
 Print Name: Steve T Culverwell  
 Address: P.O. Box 231  
 City: Caliente, NV  
 State: NV Zip: 89008

**COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)**  
 Print Name: \_\_\_\_\_ Escrow #: \_\_\_\_\_  
 Address: \_\_\_\_\_  
 City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_