

A.P.N.: 003-184-04
File No: 116-2617693 (JL)
R.P.T.T.: \$370.50

LINCOLN COUNTY, NV **2021-159721**
\$407.50
RPTT:\$370.50 Rec:\$37.00 03/15/2021 01:48 PM
FIRST AMERICAN TITLE INSURANCE COMPANY 3 AE
OFFICIAL RECORD
AMY ELMER, RECORDER

When Recorded Mail To: Mail Tax Statements To:
Linda Anne Hooper
330 Spring Heights
Caliente, NV 89008

GRANT, BARGAIN and SALE DEED

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

John R. Clark and Carole Clark Trustee(s) under The John R. & Carole Clark Family Trust,
dated Jul 28, 2009

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

Linda Anne Hooper, an unmarried woman

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

PARCEL I:

LOT 32 IN BLOCK 12 OF THE CITY OF CALIENTE, NEVADA BEING FURTHER SHOWN AS LOTS 32 OF THE FALKNER SURVEY TO THE TOWN OF CALIENTE AS SHOWN ON THE COMPILED MAP OF CALIENTE RECORDED IN PLAT BOOK A, PAGE 47 IN THE OFFICE OF THE COUNTY RECORDER OF LINCOLN COUNTY, NEVADA, EXCEPTING THEREFROM THE NORTHERLY 20 FEET OF SAID LOT AS CONVEYED IN DEED RECORDED SEPTEMBER 09, 2011 IN BOOK 266 PAGE 0609 AS INSTRUMENT NO. 0139462 OF OFFICIAL RECORDS IN THE OFFICE OF THE COUNTY RECORDER OF LINCOLN COUNTY, NEVADA

PARCEL II:

LOTS 33 AND 34 IN BLOCK 12 OF THE CITY OF CALIENTE, NEVADA BEING FURTHER SHOWN AS LOTS 33 AND 34 OF THE FALKNER SURVEY TO THE TOWN OF CALIENTE AS SHOWN ON THE COMPILED MAP OF CALIENTE RECORDED IN PLAT BOOK A, PAGE 47 IN THE OFFICE OF THE COUNTY RECORDER OF LINCOLN COUNTY, NEVADA.

PARCEL III:

A TRACT OF LAND 75 FEET BY 100 FEET SITUATED EAST OF AND ADJOINING LOTS 32, 33 AND 34, FALKNER TRACT, CALIENTE, NEVADA AND FURTHER DESCRIBED AS BEGINNING AT THE NORTHEAST CORNER OF LOT NO. 32 IN SAID TRACT AND

**RUNNING EASTERLY 100 FEET IN LINE WITH THE NORTH LINE OF SAID LOT;
THENCE SOUTH 7 DEGREES EAST, A DISTANCE OF 75 FEET; THENCE WESTERLY 100
FEET TO THE SOUTHEAST CORNER OF LOT NO. 34; THENCE NORTHERLY 75 FEET TO
THE PLACE OF BEGINNING.**

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.

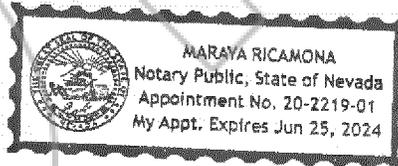
Carole Clark - Trustee of John & Carole Clark
Family Trust dated Jul 28, 2009

Carole Clark Trustee
Carole Clark, Trustee

STATE OF **NEVADA**)
)
) : ss.
)
COUNTY OF **CLARK**)

This instrument was acknowledged before me on 3/12/21 by
John & Carole Clark Family Trust.

Maraya Ricamona
Notary Public
(My commission expires: June 25)



This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed under Escrow
No. 116-2617693.

Maraya Ricamona
No: 20-2219-01
Exp: 6/25/24

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 003-184-04
- 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: \$95,000.00
- b) Deed in Lieu of Foreclosure Only (value of property) (\$ _____)
- c) Transfer Tax Value: \$95,000.00
- d) Real Property Transfer Tax Due \$370.50

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: Carole Clark

Capacity: Grantor

Signature: _____

Capacity: Grantee

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

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

John R. Clark and Carole Clark as
Trustee under The John R. &
Carole Clark Family Trust, dated

Print Name: July 28, 2009

Print Name: Linda Anne Hooper

Address: 2908 Searles Avenue

Address: 330 Spring Heights

City: Las Vegas

City: Caliente

State: NV Zip: 89101

State: NV Zip: 89008

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

First American Title Insurance

Print Name: Company

File Number: 116-2617693 JL/ eh

Address 701 N Green Valley Pkwy, Ste 120

City: Henderson

State: NV Zip: 89074

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