

After recording please return to: )  
)  
Name: Glenn A. Van Roekel )  
Address: P O Box 403 )  
Caliente, NV 89008 )  
Phone: (775)726-3419 )  
Assessor's )  
Parcel Number: 003-172-02 17 92V )



**GRANT, BARGAIN AND SALE DEED**

THIS INDENTURE WITNESSETH: that ANNE L. HAM, Grantor, in consideration of TEN DOLLARS (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, DOES HEREBY GRANT, BARGAIN, SELL AND CONVEY to GLENN A. VAN ROEKEL, an unmarried man, Grantee, all that certain real property situated in the town of Caliente, County of Lincoln, State of Nevada, more particularly described as follows:

LOT 13 OF MAP FILED IN PLAT BOOK C, PAGE 224, RECORDED JUNE 16, 2006 AS FILE NUMBER 126684 IN THE CITY OF CALIENTE, LINCOLN COUNTY, NEVADA.

APN #003-172-17.

- SUBJECT TO:
1. Taxes for the fiscal year of 2022; and
  2. Rights of way, reservations, restrictions easements and conditions of record; and
  3. None.

Commonly know as: 113 Rowan Street, Caliente, Nevada 89008.

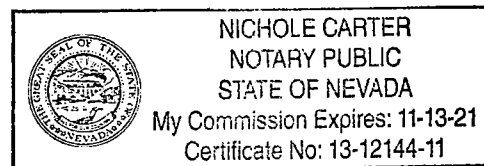
TOGETHER WITH all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, including but not limited to, any and all improvements, structures and fixtures located thereon or attached thereto.

WITNESS my hand this 22<sup>nd</sup> day of April, 2021.

Anne Ham  
Signature of Grantor  
ANNE HAM  
STATE OF NEVADA )  
COUNTY OF LINCOLN )

This instrument was acknowledged before me on this 22<sup>nd</sup> day of April, 2021, by Anne L. Ham.

Nichole Carter  
NOTARY PUBLIC



**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)  
 a. 003-172-02-17 JV  
 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 RECORDERS OPTIONAL USE ONLY**  
 Book \_\_\_\_\_ Page: \_\_\_\_\_  
 Date of Recording: \_\_\_\_\_  
 Notes: \_\_\_\_\_

3.a. Total Value/Sales Price of Property \$ 10.00  
 b. Deed in Lieu of Foreclosure Only (value of property ( \_\_\_\_\_ )  
 c. Transfer Tax Value: \$ 10.00  
 d. Real Property Transfer Tax Due \$ 0.00

**4. If Exemption Claimed:**

a. Transfer Tax Exemption per NRS 375.090, Section 5  
 b. Explain Reason for Exemption: A conveyance of real property by mother to son.

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 \_\_\_\_\_ Capacity: Grantor

Signature Glenn Van Roekel Capacity: Grantee

**SELLER (GRANTOR) INFORMATION**  
**(REQUIRED)**  
 Print Name: Anne L. Ham  
 Address: 113 Rowan Street  
 City: Caliente  
 State: NV                      Zip: 89008

**BUYER (GRANTEE) INFORMATION**  
**(REQUIRED)**  
 Print Name: Glenn A. Van Roekel  
 Address: P O Box 403  
 City: Caliente  
 State: Nevada                Zip: 89008

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

Print Name: Glenn A. Van Roekel  
 Address: P O Box 403  
 City: Caliente

Escrow # \_\_\_\_\_  
 State: Nevada                Zip: 89008

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED