

<b>A.P.N. No.:</b>	002-143-15
<b>R.P.T.T.</b>	\$101.40
<b>Escrow No.:</b>	84014
<b>Recording Requested By:</b>	
Cow County Title Co.	
<b>Mail Tax Statements To:</b>	<i>Same as below</i>
<b>When Recorded Mail To:</b>	
ROBERT ALMARAZ and BRITNI ALMARAZ	
P O Box 926	
Panaca, NV 89042	



OFFICIAL RECORD  
AMY ELMER, RECORDER

## GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That **BRADLEY G. CLARK AND ALANE M. CLARK as Trustees of the AB CLark Family Trust** for valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to **ROBERT ALMARAZ and BRITNI ALMARAZ**, husband and wife as joint tenants, 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:

A Parcel of Land situated within the East Half (E1/2) of Section 8, Township 2 South, Range 68 East, M.D.B.&M., being a portion of Lot 1 of Block 15, Town of Panaca, Lincoln County, Nevada, more particularly described as follows:

Beginning at a point South 00°19'33" East 165 feet from the Northwest Corner of said Block 15 on the East right-of-way of Second Street, whence the Northeast Corner of said Section 8 bears North 13°10'18" East a distance of 2,264.76 feet, said point being the point of beginning;

Thence North 89°41'34" East a distance of 125.00 feet;

Thence North 00°19'33" West a distance of 3.00 feet to a point on the adjusted boundary line;

Thence North 89°41'34" East along the adjusted boundary line a distance of 82.00 feet;

Thence South 00°19'33" East leaving the adjusted boundary line a distance of 102.00 feet;

Thence South 89°41'34" West a distance of 207.00 feet to a point of intersection with the East right-of-way of Second Street;

Thence North 00°19'33" West along said right-of-way a distance of 99.00 feet to the point of beginning.

The above legal description is a metes and bounds description and was obtained from a GRANT, BARGAIN, SALE DEED, recorded November 24, 2020 as File No. 2020-159249 Lincoln County, Nevada records.

This additional information required by NRS 111.312 and NRS 239B.030.

ASSESSOR'S PARCEL NUMBER FOR 2020 - 2021: 002-143-15

### 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.
3. A new Deed of Trust to be recorded concurrent

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.

al  
Dated: May 24, 2021  
26

THE AB CLARK FAMILY TRUST

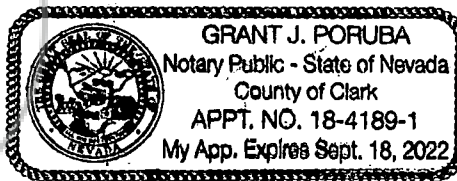
BY: Bradley G. Clark  
BRADLEY G. CLARK  
Trustee

BY: Alane M. Clark  
ALANE M. CLARK  
Trustee

State of Nevada )  
County of Clark ) ss.

This instrument was acknowledged before me on the 26<sup>th</sup> day of May, 2021  
By: BRADLEY G. CLARK and ALANE M. CLARK, Trustees

Signature: Grant J. Poruba  
Notary Public  
Expiration Date: Sept 18, 2022



**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)

- a) 002-143-15
- 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 \_\_\_\_\_

<b>FOR RECORDER'S OPTIONAL USE ONLY</b>	
Book: _____	Page: _____
Date of Recording: _____	
Notes: _____	

3. Total Value/Sale Price of Property \$26,000.00  
 Deed in Lieu of Foreclosure Only (value of Property) ( \_\_\_\_\_ )  
 Transfer Tax Value: \$26,000.00  
 Real Property Transfer Tax Due: \$101.40

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 *Bradley G. Clark* Capacity Grantor  
 BRADLEY G. CLARK, Trustee

Signature *Robert Almaraz* Capacity Grantee  
 ROBERT ALMARAZ

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

Print Name: BRADLEY G. CLARK AND ALANE M. CLARK as Trustees of the AB Clark Family Trust  
 Address: 546 Baldrige Dr  
 City: Henderson  
 State: NV Zip: 89014

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

Print Name: ROBERT ALMARAZ and BRITTON ALMARAZ  
 Address: P O Box 926  
 City: Panaca  
 State: NV Zip: 89042

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

Print Name: Cow County Title Co. Escrow #: 84014  
 Address: P.O. Box 518, 328 Main Street  
 City: Pioche State: NV Zip: 89043