



OFFICIAL RECORD
 AMY ELMER, RECORDER

A.P.N. No.:	004-141-23 and 004-011-06
R.P.T.T.	\$97.50
Escrow No.:	82509
Recording Requested By:	
Cow County Title Co.	
Mail Tax Statements To:	<i>Same as below</i>
When Recorded Mail To:	
ANN DIXON	
7261 Sunny Countryside Ave	
Las Vegas, NV 89179	

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That **CLYDE R. MacELRATH** ^{/a widower} for valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to **ANN DIXON, an unmarried woman**, all that real property situated in the County of Lincoln, State of Nevada, bounded and described as follows:

See Exhibit "A" attached hereto and by reference made a part hereof for complete legal description.

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 record 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.

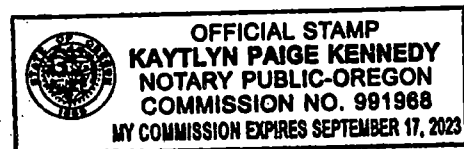
Dated: April 09, 2021

Clyde R. MacElrath
 CLYDE R. MacELRATH

State of Oregon)
 County of Jackson) ss.

This instrument was acknowledged before me on the 25 day of May, 2021 By:
 CLYDE R. MacELRATH

Signature: *Kaytlyn Kennedy*
 Notary Public
 Expiration Date: September 17, 2023



"EXHIBIT A"
LEGAL DESCRIPTION

The land referred to herein is described as follows:

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

PARCEL 1:

A portion of the Northwest Quarter (NW ¼) of Section 5, Township 7 South, Range 61 East, M.D.B.&M., Town of Alamo, County of Lincoln, State of Nevada being more specifically described as follows:

Commencing at the Center ¼ corner of Section 5, Township 7 South, Range 67 East, M.D.B.&M., the point being a + etched into a concrete ditch;
Thence North 89°05'36" West, along the South line of the Northwest Quarter (NW ¼) of said Section 5, 46.90 feet to the center line of a concrete ditch, said point being the point of beginning;
Thence North 89°05'36" West, along the South line of the Northwest Quarter (NW ¼), 204.71 feet, the point being a rebar with plastic cap stamped OWENS RLS 24528;
Thence North 17°09'36" East, 27.49 feet to the center line of a concrete ditch, from which a rebar with a plastic cap stamped OWENS RLS 24528 bears South 17°09'36" West, 6.35 feet;
Thence South 81°00'58" East, 90.70 feet along the centerline of the concrete ditch;
Thence South 81°50'14" East, 108.08 feet along the centerline of the concrete ditch to the point of beginning.

The basis of bearing being the South line of the Northwest Quarter (NW ¼) of Section 5, Township 7 South, Range 61 East, M.D.B.&M., is North 89°05'36" West shown in Parcel Map Plat Book A, Page 189 as File No. 74502, Lincoln County, Nevada records.

The above legal description is a metes and bounds description and was obtained from a Grant, Bargain, Sale Deed, recorded May 8, 2018 as File No. 2018-154171 Lincoln County, Nevada records.

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

ASSESSOR'S PARCEL NUMBER FOR 2020 - 2021: 004-141-23

PARCEL 2:

Situate in the Northeast Quarter (NE ¼) of the Southwest Quarter (SW ¼) of Section 5, Township 7 South, Range 61 East, M.D.B.&M., more particularly described as follows:

Commencing at the Center of Section 5, Township 7 South, Range 61 East, M.D.B.&M., as marked on the side of the irrigation ditch, thence due West along said Center Section line, a distance of 43 feet to the True Point of Beginning;
Thence continuing due West a distance of 400 feet;
Thence due South a distance of 82 feet;
Thence East 4.85° North a distance of 336.72 feet;
Thence East 24.58° North, a distance of 70.9 feet;
Thence due North a distance of 24 feet to the True Point of Beginning.

EXCEPTING THEREFROM that parcel of land conveyed by Deed in favor of LES CHANDLER and GALE CHANDLER, husband and wife recorded July 25, 1985 in Book 66 of Official Records, Page 285 as File No. 82984, Lincoln County, Nevada records.

The above legal description is a metes and bounds description and was obtained from a Deed, recorded August 14, 2017 in Book 313 Official Records, page 394, as File No. 152485, Lincoln County, Nevada records.

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

ASSESSOR'S PARCEL NUMBER FOR 2020 - 2021: 004-011-06

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)

- a) 004-141-23
- b) 004-011-06
- 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

Deed in Lieu of Foreclosure Only (value of Property) (_____) \$25,000.00
 Transfer Tax Value: \$25,000.00
 Real Property Transfer Tax Due: \$97.50

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 _____ Capacity Grantor
CLYDE R. MacELRATH

Signature Ann Dixon Capacity Grantee
ANN DIXON

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: CLYDE R. MacELRATH
 Address: 1440 N. Keene Way Dr.
 City: Medford
 State: OR Zip: 97504

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: ANN DIXON
 Address: 7261 Sunny Countryside Ave
 City: Las Vegas
 State: NV Zip: 89179

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

Print Name: Cow County Title Co. Escrow #: 82509
 Address: P.O. Box 518, 328 Main Street
 City: Piоче State: NV Zip: 89043

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED

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

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Signature Clyde R MacElrath Capacity Grantor
CLYDE R. MacELRATH

Signature _____ Capacity Grantee
ANN DIXON

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

Print Name: CLYDE R. MacELRATH
Address: 1440 N. Keene Way Dr.
City: Medford
State: OR Zip: 97504

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(REQUIRED)**

Print Name: ANN DIXON
Address: 7261 Sunny Countryside Ave
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State: NV Zip: 89179

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