

LINCOLN COUNTY, NV **2021-160768**
\$37.00
RPTT:\$0.00 Rec:\$37.00 **07/06/2021 04:53 PM**
FIRST AMERICAN TITLE INSURANCE COMPANY #4 AK
OFFICIAL RECORD
AMY ELMER, RECORDER E04

APN: 004-141-16
WHEN RECORDED MAIL TO and
MAIL TAX STATEMENT TO
CLYDE R. MACELRATH
1440 N. KEENE WAY DR
MEDFORD, OR 97504

2624887

** SIGNED IN Counterpart **

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: Clyde R. MacElrath as surviving joint tenant and Jerrold D. McGowan and Paula J. McGowan, husband and wife all as joint tenants

FOR A VALUABLE CONSIDERATION, the receipt of which is hereby acknowledged, do(es) hereby Grant, Bargain, Sell and Convey to Clyde R. MacElrath, a widower

all that real property situated in the County of Clark, State of Nevada, described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND BY REFERENCE MADE A PART HEREOF FOR LEGAL DESCRIPTION.

- SUBJECT TO:
1. Taxes for the fiscal year 2020-2021
 2. Rights of Way, reservations, restrictions, easements, and conditions of record.

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

Witness my hand this 25th day of May, 2021.

Clyde R. MacElrath

Jerrold D. McGowan

Paula J. McGowan

Paula J McGowan

STATE OF Kansas

COUNTY OF Johnson

On 5/25/21, personally appeared before me, a Notary Public in and for said County and State, Jerrold D. McGowan and Paula J. McGowan, who acknowledged to me that they executed the same.

WITNESS my hand and official seal.

NOTARY PUBLIC in and for said County and State.

Adam Thackeray
Notary Public
State of Kansas
Expires Apr 22, 2025

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Witness my hand this 26 day of May, 2021.

Clyde R. Mac Elrath
Clyde R. MacElrath

Jerrold D. McGowan

Paula J. McGowan

STATE OF _____
COUNTY OF _____

On _____, personally appeared before me, a Notary Public in and for said County and State, Jerrold D. McGowan and Paula J. McGowan, who acknowledged to me that they executed the same.

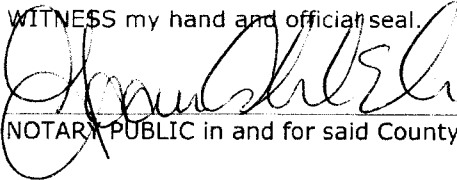
WITNESS my hand and official seal

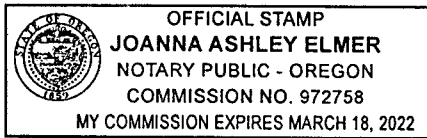
NOTARY PUBLIC in and for said County and State.

STATE OF Oregon
COUNTY OF Jackson

On 5/26/2021, personally appeared before me, a Notary Public in and for said County and State, Clyde R. MacElrath, who acknowledged to me that they executed the same.

WITNESS my hand and official seal.


NOTARY PUBLIC in and for said County and State.



COOPER

EXHIBIT "A"

The land referred to herein below is situated in the County of Lincoln, State of Nevada, and described as follows:

PARCEL 3C OF THE SUBSEQUENT PARCEL MAP FOR MARSHA LEASON, MARDEN C, MARDEN C., JR., ELLEN AND MICKEL

O. SPENCER AND CLYDE R. & INEZ FAY MAC ELRATH, RECORDED ON JULY 07, 2009 IN BOOK C, PAGES 476-478 OF

THE LINCOLN COUNTY RECORDS AS FILE NO. 133948.



**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
 a. 004-141-16
 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 \$ 0.00
 b. Deed in Lieu of Foreclosure Only (value of property 0.00)
 c. Transfer Tax Value: \$ 0.00
 d. Real Property Transfer Tax Due \$ 0.00

4. **If Exemption Claimed:**
 a. Transfer Tax Exemption per NRS 375.090, Section 4
 b. Explain Reason for Exemption: Remove joint tenants without consideration

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 [Signature] Capacity: Agent

Signature _____ Capacity: _____

SELLER (GRANTOR) INFORMATION
(REQUIRED) Jerrold D. McGowan,
 Print Name: Clyde R. MacEirath, Pavia J. McGowan
 Address: 1440 N. Keene Way DR
 City: Medford
 State: OR Zip: 97504

BUYER (GRANTEE) INFORMATION
(REQUIRED)
 Print Name: Clyde R. MacEirath
 Address: 1440 N. Keene Way DR.
 City: Medford
 State: OR Zip: 97504

COMPANY/PERSON REQUESTING RECORDING (Required if not seller or buyer)
 Print Name: First Amer. cov Title Escrow # _____
 Address: 701 N. Green Valley Pkwy #120
 City: Henderson State: NV Zip: 89074