

LINCOLN COUNTY, NV

2021-160769

\$973.00

RPTT:\$936.00 Rec:\$37.00 07/06/2021 04:53 PM

FIRST AMERICAN TITLE INSURANCE COMPANY 3 AK

OFFICIAL RECORD

AMY ELMER, RECORDER

APN: 004-141-16

RECORDING REQUESTED BY:

First American Title

**When Recorded Mail Document
and Tax Statement To:**

Ronnie D. Adams
376 Main St
Alamo, NV 89001

2624887

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That Clyde R Macelrath, a widower

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do(es) hereby Grant,
Bargain, Sell and

Convey to Ronnie D. Adams, an unmarried man

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

SEE EXHIBIT "A" ATTACHED HERETO FOR LEGAL DESCRIPTION

SUBJECT TO:1. Taxes for the fiscal year 2020-2021.

2. Covenants, Conditions, Reservations, Rights, Rights of Way and Easements now
of record.

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

Clyde R MacElrath
Clyde R Macelrath

CLYDE R MACELRATH

OREGON de
~~STATE OF NEVADA~~

COUNTY OF ~~CLARK~~ Jackson

This instrument was acknowledged before me on

_____ by
Clyde R Macelrath

WITNESS my hand and official seal
Joanna Ashley Elmer

NOTARY PUBLIC in and for said County and State.

OFFICIAL STAMP
JOANNA ASHLEY ELMER
NOTARY PUBLIC - OREGON
COMMISSION NO. 972758
MY COMMISSION EXPIRES MARCH 18, 2022

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) <input type="checkbox"/> | Vacant Land | b) <input checked="" type="checkbox"/> | Single Fam. Res. |
| c) <input type="checkbox"/> | Condo/Townhouse | d) <input type="checkbox"/> | 2-4 Plex |
| e) <input type="checkbox"/> | Apt. Bldg. | f) <input type="checkbox"/> | Comm'l/Ind'l |
| g) <input type="checkbox"/> | Agricultural | h) <input type="checkbox"/> | Mobile Home |
| i) <input type="checkbox"/> | Other | | |

FOR RECORDERS OPTIONAL USE ONLY	
Book: _____	Page: _____
Date of Recording: _____	
Notes: _____	

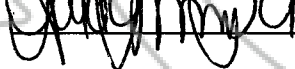
- | | | | |
|-------|--|----|-------------------|
| 3. a) | Total Value/Sales Price of Property | \$ | <u>240,000.00</u> |
| b) | Deed in Lieu of Foreclosure Only (value of property) | \$ | _____ |
| c) | Transfer Tax Value: | \$ | <u>240,000.00</u> |
| d) | Real Property Tax Due | \$ | <u>936.00</u> |

4. If Exemption Claimed:

- a) Transfer Tax Exemption, per NRS 375.090, Section:
- b) Explain Reason for Exemption:

5. Partial Interest: Percentage being transferred: 100.00%

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
 Capacity: Grantee

SELLER (GRANTOR) INFORMATION

(Required)

Print Name: Clyde R Macelrath
Address: 1440 N. Keene Way Dr
City, State, Zip: Medford, OR 97540

BUYER (GRANTEE) INFORMATION

(Required)

Print Name: Ronnie D. Adams
Address: 376 N. Main St
City, State, Zip: Alamo, NV 89001

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

First American Title
 701 W. Green Valley Pkwy #120
 Henderson, NV 89074

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