

RETURN RECORDED DEED TO:

Steve T Culverwell
P O Box 231
Caliente, Nevada 89008

LINCOLN COUNTY, NV **2021-160926**
RPTT:\$56.55 Rec:\$37.00
Total:\$93.55 **08/03/2021 10:32 AM**
STEVE T CULVERWELL Pgs=3 KC



OFFICIAL RECORD
AMY ELMER, RECORDER

GRANTEE/MAIL TAX STATEMENTS TO:

Steve T Culverwell
P O Box 231
Caliente, Nevada 89008

GRANT, BARGAIN AND SALE DEED

THIS INDENTURE, made and entered into this 27 day of July, 2021, between NOLAN AND TEVA AVERY, the party of the first part, hereinafter referred to as "Grantors", and STEVE and KAREN CULVERWELL, the party of the second part, hereinafter referred to as "Grantees".

WITNESSETH

That the GRANTORS, for good and valuable consideration delivered to them by the GRANTEES, the receipt and sufficiency of which is hereby acknowledged, do hereby grant, bargain, sell, and convey all of the GRANTORS' right and interest to those certain water rights described as follows:


**14.35 ACRE FEET OF WATER UNDER APPLICATION #17921 and
CERTIFICATE #5201 ON FILE WITH THE NEVADA DEPARTMENT OF WATER
RESOURCES.**

TOGETHER WITH all and singular the tenements, hereditaments, and appurtenances thereunto belonging or in anywise appertaining and the reversion(s), remainder(s), rents, issues and profits thereof.

TO HAVE AND TO HOLD, all and singular, the said premises together with the appurtenances, unto the said GRANTEES, and to their heirs and assigns, forever.

IN WITNESS THEREOF, the GRANTORS has hereunto set their hand the day and year first above written.

GRANTORS



NOLAN AVERY




TEVA AVERY

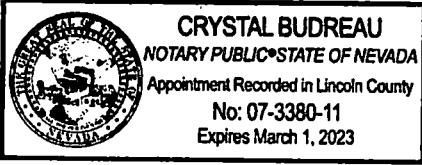
State of Nevada)
)ss.
County of Lincoln)

On this 27 day of July, 2021, ****NOLAN and TEVA AVERY****, personally appeared before me and proved to me to be the person described in and who executed the foregoing Grant, Bargain, Sell Deed, who acknowledged that they executed the same freely and voluntarily and for the uses and purposes therein mentioned.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal.



NOTARY PUBLIC



**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a) N/A
 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 water right

FOR RECORDER'S OPTIONAL USE ONLY	
Book: _____	Page: _____
Date of Recording: _____	
Notes: _____	

3. Total Value/Sales Price of Property \$ 14,350⁰⁰/_{xx}
 Deed in Lieu of Foreclosure Only (value of property) (_____)
 Transfer Tax Value: \$ _____
 Real Property Transfer Tax Due \$ 56⁵⁵/_{xx}

- 4. If Exemption Claimed:**
 a. Transfer Tax Exemption per NRS 375.090, Section _____
 b. Explain Reason for Exemption: _____

5. Partial Interest: Percentage being transferred: _____ %

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 Steve Culverwell Capacity Grantee

Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)
 Print Name: Nolan & Teva Avery
 Address: PO Box 24
 City: Caliente, NV
 State: Nevada Zip: 89008

BUYER (GRANTEE) INFORMATION
(REQUIRED)
 Print Name: Steve & Karen Culverwell
 Address: P.O. Box 231
 City: Caliente
 State: NV Zip: 89008

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)
 Print Name: _____ Escrow #: _____
 Address: _____
 City: _____ State: _____ Zip: _____