

RETURN RECORDED DEED TO:

Steve T Culverwell  
P O Box 231  
Caliente, Nevada 89008

LINCOLN COUNTY, NV **2021-160927**  
RPTT:\$19.50 Rec:\$37.00  
Total:\$56.50 **08/03/2021 10:35 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 6 day of July, 2021, between JOYNER INVESTMENTS, LLC, the party of the first part, hereinafter referred to as "Grantor", 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 GRANTOR'S right and interest to those certain water rights described as follows:

**ANY AND ALL INTEREST IN WATER RIGHTS UNDER APPLICATION #17921 and CERTIFICATE #5201 ON FILE WITH THE NEVADA DEPARTMENT OF WATER RESOURCES IN RELATION TO PARCELS 3 and 4 FOUND ON MAPS A-496 UNDER FILE #105887 AND A-191 UNDER FILE #74907, LINCOLN COUNTY, NEVADA RECORDS.**

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 GRANTOR has hereunto set their hand the day and year first above written.


**GRANTOR**

  
MICHAEL E JOYNER, MANAGING MEMBER  
JOYNER INVESTMENTS, LLC

State of Nevada )  
  )ss.  
County of Lincoln )

On this 6 day of July, 2021, **\*\*MICHAEL E JOYNER\*\***, 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

\$ 5,000<sup>00</sup>  
 ( \_\_\_\_\_ )  
 \$ \_\_\_\_\_  
 \$ 19<sup>50</sup>/<sub>100</sub>

Deed in Lieu of Foreclosure Only (value of property)  
 Transfer Tax Value:  
 Real Property Transfer Tax Due

**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 ST Culverwell Capacity Grantee

Signature \_\_\_\_\_ Capacity \_\_\_\_\_

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

Print Name: Joyner Investments, LLC  
 Address: 831 San Eduardo Ave  
 City: Henderson  
 State: Nevada Zip: 89002

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

Print Name: Steve & Karen Culverwell  
 Address: P.O. Box 231  
 City: Callente  
 State: Nevada Zip: 89008

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

Print Name: \_\_\_\_\_ Escrow #: \_\_\_\_\_  
 Address: \_\_\_\_\_  
 City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_