

A.P.N. No.:	004-041-25
R.P.T.T.	\$89.70
Escrow No.:	84672
Recording Requested By:	
Cow County Title Co.	
Mail Tax Statements To:	<i>Same as below</i>
When Recorded Mail To:	
CLYDE R. MAC ELRATH	
1440 N. Keene Way Dr.	
Medford, OR 97504	

LINCOLN COUNTY, NV **2021-161565**
RPTT:\$89.70 Rec:\$37.00
Total:\$126.70 **11/02/2021 04:19 PM**
COW COUNTY TITLE CO Pgs=3 KC



OFFICIAL RECORD
AMY ELMER, RECORDER

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That **LARRY C. CONNELL and DOROTHY F. CONNELL, husband and wife** for valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to **CLYDE R. MAC ELRATH, a widower**, all that real property situated in the County of Lincoln, State of Nevada, bounded and described as follows:

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

That portion of the Northeast Quarter (NE1/4) of the Southwest Quarter (SW1/4) of Section 5, Township 7 South, Range 61 East M. D. B.&M., more particularly described as follows:

Beginning at the Northwest corner, from which point the Southwest corner of Section 5, Township 7 South, Range 61 East M. D. B.&M., bears South 51°08'20" West, at 2,575.88 feet;
Thence South 0°17'30", 124.99 feet to the Southwest corner;
Thence North 59°17'30" East, 75.82 feet to angle point on the South line;
Thence West 58°26'00" East 32.72 feet to angle point 2 on the South line;
Thence North 71°30'00" East 33.32 feet, to the Southeast corner;
Thence North 0°13'00" West 58.00 feet to the Northwest corner;
Thence South 89°48'30" West 125.08 feet to the point of beginning

The above legal description is a metes and bounds description and was obtained from a Joint Tenancy Deed, recorded July 1, 1994 in Book 110 Official Records, Page 156, as File No. 102040 Lincoln County, Nevada records.

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

ASSESSOR'S PARCEL NUMBER FOR 2021 - 2022: 004-041-25

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.

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: August 26, 2021

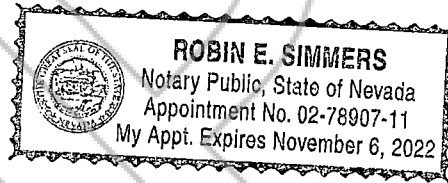
Larry C. Connell
LARRY C. CONNELL

Dorothy F. Connell
DOROTHY F. CONNELL

State of Nevada)
County of Lincoln) ss.

This instrument was acknowledged before me on the 3 day of September, 2021
By: LARRY C. CONNELL and DOROTHY F. CONNELL

Signature: Robin E. Simmers
Notary Public



**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
 a) 004-041-25
 b) _____
 c) _____
 d) _____

FOR RECORDER'S OPTIONAL USE ONLY	
Document/Instrument No.	_____
Book _____	Page _____
Date of Recording:	_____
Notes:	

2. Type of Property
 a) Vacant Land
 b) Single Family Res.
 c) Condo/Townhouse
 d) 2-4 Plex
 e) Apartment Bldg.
 f) Commercial/Industrial
 g) Agricultural
 h) Mobile Home
 i) Other: _____

3. a. Total Value/Sales Price of Property	<u>\$23,000.00</u>
b. Deed in Lieu of Foreclosure Only (Value of Property)	
c. Transfer Tax Value	<u>23,000.00</u>
d. REAL PROPERTY TRANSFER TAX DUE:	<u>89.70</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 %

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: Larry C. Connell Capacity: Grantor
LARRY C. CONNELL

Signature: _____ Capacity: Grantee
CLYDE R. MAC ELRATH
SELLER (GRANTOR) INFORMATION (REQUIRED) **BUYER (GRANTEE) INFORMATION (REQUIRED)**

Print Name: Larry C. Connell and Dorothy F. Connell Print Name: Clyde R. Mac Elrath
 Address: P O Box 644 Address: 1440 N Keene Way Dr.
 City/ST/Zip: Alamo. NV 89001 City/ST/Zip: Medford, OR 97504

COMPANY/PERSON REQUESTING RECORDING (required if not Seller or Buyer)
 Company Name: Cow County Title Co. Escrow No.: 84672
 Address: P.O. Box 518, 328 Main Street
 City: Pioche State: NV Zip: 89043
(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)