

LINCOLN COUNTY, NV

**2021-161617**

\$797.50

RPTT:\$760.50 Rec:\$37.00 11/10/2021 01:00 PM

SERVICELINK EAST ESCROW

Pgs=2 AE

OFFICIAL RECORD

AMY ELMER, RECORDER

**PARCEL IDENTIFICATION NUMBER: 003-078-08**

Commitment Number: 29291711  
Seller's Loan Number: \_\_\_\_\_

After Recording Return To:  
ServiceLink, LLC  
1400 Cherrington Parkway  
Moon Township, PA 15108

**SEND TAX STATEMENTS/BILLS TO:**  
**JAIME LEE WOOD, UNMARRIED**  
9 COMPANY ROW, CALIENTE, NV 89008

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**GENERAL WARRANTY DEED**

**STEVEN CULVERWELL and KAREN CULVERWELL**, husband and wife as joint tenants, whose mailing address is **P.O. BOX 231, CALIENTE, NV 89008**, hereinafter grantors, for \$195,000.00 (One Hundred Ninety Five Thousand Dollars and Zero Cents) in consideration paid, grant, with general warranty covenants to **JAIME LEE WOOD**, unmarried, hereinafter grantee, whose tax mailing address is **9 COMPANY ROW, CALIENTE, NV 89008**, the following real property:

**THE REAL PROPERTY SITUATE IN THE COUNTY OF LINCOLN, STATE OF NEVADA, DESCRIBED AS FOLLOWS: BEING A PORTION OF THE EAST HALF (E1/2) OF THE EAST HALF (E1/2) OF THE NORTHWEST QUARTER (NW1/4) OF SECTION 8, TOWNSHIP 4 SOUTH, RANGE 67 EAST, M.D.B. & M., COMMONLY KNOWN AS HOUSE NO. 9 IN THE RAILROAD ROW, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE CENTER OF SAID SECTION 8, THENCE NORTH ALONG THE EAST LINE OF SAID NORTHWEST QUARTER (NW1/4) 812.56 FEET, THENCE WEST AT RIGHT ANGLES TO SAID EAST LINE 514.50 FEET TO THE TRUE POINT OF BEGINNING, THENCE NORTH PARALLEL WITH SAID EAST LINE 54.04 FEET, THENCE WEST AT RIGHT ANGLES 121.00 FEET; THENCE SOUTH 54.04 FEET ALONG THE LINE PARALLEL WITH DISTANCE OF 24.50 FEET MEASURED AT RIGHT ANGLES FROM WEST LINE OF EAST HALF (1/2) OF NORTHWEST QUARTER (NW1/4); THENCE EAST AT RIGHT ANGLES TO SAID PARALLEL LINE 121.00 FEET**

**TO THE TRUE POINT OF BEGINNING. Assessor's Parcel No: 003-078-08**

**Property Address is: 9 COMPANY ROW, CALIENTE, NV 89008**

Prior instrument reference: **0144748, Official Records Book 284, Page 0435**

Seller makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property prior to the date the seller acquired title.

The real property described above is conveyed subject to general warranty covenants, the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantors, either in law or equity, to the only proper use, benefit and behalf of the grantee forever.


Executed by the undersigned on 10-30, 2021:

  
STEVEN CULVERWELL

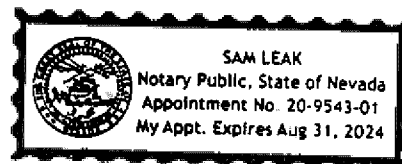
  
KAREN CULVERWELL

STATE OF Nevada  
COUNTY OF Lincoln

The foregoing instrument was acknowledged before me on 10-30-, 2021 by STEVEN CULVERWELL and KAREN CULVERWELL, who are personally known to me or have produced Driver License as identification, and furthermore, the aforementioned persons have acknowledged that their signatures were their free and voluntary act for the purposes set forth in this instrument.

  
Notary Public

This instrument prepared by:  
Jay A. Rosenberg, Esq., Rosenberg PLLC, Attorneys At Law, 101 South Reid Street, Suite 307,  
Sioux Falls, South Dakota 57103 (513) 247-9605 Fax: (866) 611-0170.



**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)  
 a. 003-078-08  
 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  
 i.  Other

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

3. a. Total Value/Sales Price of Property \$ 195,000.00  
 b. Deed in Lieu of Foreclosure Only (value of property ( \_\_\_\_\_ )  
 c. Transfer Tax Value: \$ \_\_\_\_\_  
 d. 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 Steven Culverwell Capacity: Grantor

Signature Jaime Lee Wood Capacity: Grantee

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

Print Name: STEVEN CULVERWELL and KAREN CULVERWELL  
 Address: P.O. BOX 231, CALIENTE, NV 89008  
 City: \_\_\_\_\_  
 State: \_\_\_\_\_ Zip: \_\_\_\_\_

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

Print Name: JAIME LEE WOOD, UNMARRIED  
 Address: 9 COMPANY ROW, CALIENTE, NV 89008  
 City: \_\_\_\_\_  
 State: \_\_\_\_\_ Zip: \_\_\_\_\_

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

Print Name: SERVICELINK  
 Address: 1355 CHERRINGTON PKWY  
 City: MOON TWP

Escrow # 29291711  
 State: PA Zip: 15108