



OFFICIAL RECORD  
AMY ELMER, RECORDER

A.P.N. No.:	003-182-06
R.P.T.T.	\$319.80
Escrow No.:	84124
Recording Requested By:	
Cow County Title Co.	
Mail Tax Statements To:	Same as below
When Recorded Mail To:	
ERIC MEDLIN and DARCY MEDLIN	
HC 34 Box 57	
Caliente, NV 89008	

## GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That **MOUNTAIN MERCANTILE INC., a Nevada Corporation** for valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to **ERIC MEDLIN, an unmarried man, as to an undivided 50% interest and DARCY MEDLIN, a widow, as to an undivided 50% interest, as Tenants in Common,** 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:

A parcel of land in the Southeast Quarter (SE1/4) of the Northwest Quarter (NW1/4) of Section 8, Township 4 South, Range 67 East, M.B.D. & M., more particularly described as follows:

Beginning at the Southwest corner of APN 003-182-06, whence the center 1/4 corner of said Section 8, bears South 71°42'23" East, a distance of 186.90 feet;  
Thence North 03°02'00" East, along the East right of way of Bank Street, a distance of 47.51 feet;  
Thence North 31°36'01" West, a distance of 76.20 feet to a point of intersection with the South right of way of Clover Street;  
Thence North 59°01'00" East, along said right of way, a distance of 162.42 feet the North corner of the Adjusted Boundary Line;  
Thence South 29°17'18" East, along the Adjusted Boundary Line, a distance of 102.04 feet to the South corner of the Adjusted Boundary Line;  
Thence South 60°00'11" West, a distance of 51.78 feet;  
Thence South 23°29'20" East, a distance of 15.00 feet;  
Thence South 59°11'35" West, a distance of 131.44 feet to a point of intersection with the said East right of way of Bank Street, and the point of beginning.

The above legal description is a metes and bounds description and was obtained from a Boundary Line Record of Survey Map, recorded January 21, 1998 in Book B of Plats, page 86 as File No. 110363, Lincoln County, Nevada records.

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

ASSESSOR'S PARCEL NUMBER FOR 2020 - 2021: 003-182-06

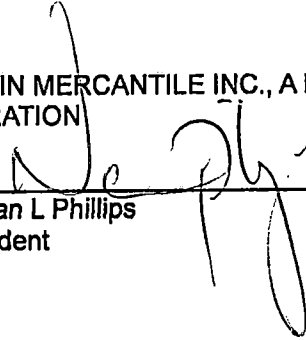
**\*SUBJECT TO:**

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.

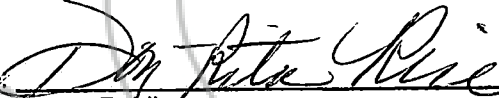
Dated: December 10, 2021

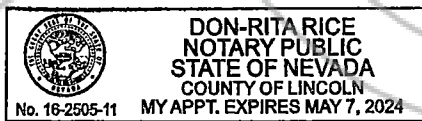
MOUNTAIN MERCANTILE INC., A NEVADA CORPORATION

By:   
Nathan L Phillips  
President

State of Nevada )  
County of Lincoln ) ss.

This instrument was acknowledged before me on the 10<sup>th</sup> day of December, 2021  
By: NATHAN L. PHILLIPS, President

Signature:   
Notary Public Don-Rita Rice  
Expiration: 5/7/2024



**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)  
 a) 003-182-06  
 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 RECORDER'S OPTIONAL USE ONLY	
Book: _____	Page: _____
Date of Recording: _____	
Notes: _____	

3. Total Value/Sale Price of Property 82,000.00  
 Deed in Lieu of Foreclosure Only (value of Property) ( \_\_\_\_\_ )  
 Transfer Tax Value: 82,000.00  
 Real Property Transfer Tax Due: \$319.80

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  Capacity Grantor/Seller  
 NATHAN L PHILLIPS, President

Signature \_\_\_\_\_ Capacity Grantee/Buyer  
 ERIC MEDLIN

**SELLER (GRANTOR) INFORMATION**  
**(REQUIRED)**  
 Print Name: Mountain Mercantile Inc., a Nevada Corporation  
 Address: P O Box 808  
 City: Caliente  
 State: NV Zip: 89008

**BUYER (GRANTEE) INFORMATION**  
**(REQUIRED)**  
 Print Name: Eric Medlin and Darcy Medlin  
 Address: HC 34 Box 57  
 City: Caliente  
 State: NV Zip: 89008

**COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)**  
 Print Name: Cow County Title Co Escrow #: 84124  
 Address: P.O Box 518, 328 Main Street  
 City: Pioche State: NV Zip: 89008

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Signature \_\_\_\_\_ Capacity Grantor/Seller  
NATHAN L PHILLIPS, President

Signature *[Signature]* Capacity Grantee/Buyer  
ERIC MEDLIN Darcy Medlin

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