APN: 013-030-62

Recording Requested by: Vivian A. Havens McDonald

Mail tax statements to: Vivian A. Havens McDonald 602 NE Housley Avenue Roseburg, OR 97470

LINCOLN COUNTY, NV Rec:\$37.00 Total:\$37.00

LOIS A. ALFANO

2022-162355

05/25/2022 10:27 AM

Pgs=2 AE



OFFICIAL RECORD AMY ELMER, RECORDER E05

GRANT, BARGAIN, SALE DEED

(Real Property)

The undersigned Vivian A. Havens McDonald, grantor, of Roseburg, Douglas County, Oregon, does hereby grant, bargain, sell and convey to wenter E. Clemens Jr., grantee, the following described property in Lincoln County, Nevada:

Parcel 1A of the Vivian Havens Parcel Map recorded as Instrument 125391 on October 20, 2005, in Book C, Page 138 of the Official Records of the Lincoln County Recorder, Lincoln, County, Nevada, more commonly described as 2538 Wild Horse Mesa Road, Caliente, Nevada, 89008 (Parcel #0130-30-62)

SUBJECT TO ALL LIENS, ENCUMBRANCES, RESTRICTIONS, COVENANTS, EASEMENTS AND CONDITIONS OF RECORD.

May WITNESS my hand on A 2022, in Douglas County, Oregon.

> VIVIAN A. HAVENS Mc GRANTOR

NOTARY SUBSCRIPTION

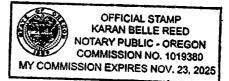
STATE OF OREGON

):ss.

COUNTY OF DOUGLAS

, 2022, before me, the undersigned Notary, personally appeared Vivian A. Havens McDonald who is personally known to me or proved to me on the basis of satisfactory evidence to be the persons whose names is subscribed to this instrument and acknowledged that she executed it. I declare under penalty of perjury that the person whose name is ascribed to this instrument appears to be of sound mind and under no duress, fraud. or undue influence.

NOTARY SEAL:



	DECLARATION OF VALUE FORM	
	1. Assessor Parcel Number(s)	
	a) 013-030-62	/\
	b)	\ \
	c)	\ \
	d)	\ \
	2. Type of Property: a) Vacant Land b) Single Fam. I	Pos FOR RECORDED & OPTIONAL LISE ONLY
	a) Vacant Land b) Single Fam. I c) Condo/Twnhse d) 2-4 Plex	\ \
	e) Apt. Bldg f) Comm'l/Ind'.	
	/H 1 2 / H	
	g) Agricultural h) Mobile Home	rotes.
	-3.—Total-Value/Sales-Price of Property —	\$ 160,000
	Deed in Lieu of Foreclosure Only (value of pro	
	Transfer Tax Value:	\$
	Real Property Transfer Tax Due	\$
	4. If Exemption Claimed:	
	a. Transfer Tax Exemption per NRS 375.090,	Section 5
	b. Explain Reason for Exemption: Moth	er to Son - Immediate family
	first degree of lineal consand	juity or affinity
	5. Partial Interest: Percentage being transferred:	
	The undersigned declares and acknowledge	
	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 plus interest at 1% per month. Pursuant to NR	
•	jointly and severally liable for any additional amou	nt owed.
	Signature Vive Howar McDerol	Consider (C. C.)
vian	Signature Vive Kairlet Clavox	Capacity Covanter Capacity Capacity
v. 11	Signature as Signature of L.	Canacity Canacitae
<i>enau</i>	Signature	Capacity (evantee
/	SELLER (GRANTOR) INFORMATION	BUYER (GRANTEE) INFORMATION
/ /	(REQUIRED)	(REQUIRED)
1 (Print Name: Vivian A Havens McDonald	Print Name: Wendell E Clemens Jr
1 \	Address: 602 NE Housley Avenue	Address: 602 NE Housley Ave.
1 1	City: Roseburg, DR 97470	City: Roseburg
\	State: OR Zip: 97470	State: OR Zip: 97470
/		-
1	COMPANY/PERSON REQUESTING RECOR	DING (required if not seller or buyer)
	Print Name: lois A Alfano	Escrow#: family transfer
	Address: for Vivian A. Mc Donald	, , , , , , , , , , , , , , , , , , ,
	City: Colente	State: NV Zip: 89008
		•

STATE OF NEVADA

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED