A.P.N.:   003-033-05

File No: 13896-2655033 (TV)

R.P.T.T.: $429.00

When Recorded Mail To: Mail Tax Statements To:
Louis Taylor and Cheryl Taylor
233 Alice Street
Caliente, NV 89008

GRANT, BARGAIN and SALE DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Susan Marie Bean, a widow

do(es) hereby *GRANT, BARGAIN and SELL* to

Louis Taylor and Cheryl Taylor, husband and wife as joint tenants

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

COMMENCING AT THE SOUTHEAST CORNER OF LOT 1, IN BLOCK 47, NORTH SIDE ADDITION TOWN OF CALIENTE FILED IN THE OFFICE OF THE COUNTY RECORDER, LINCOLN COUNTY, NEVADA, ON OCTOBER 08, 1940, AS BOOK NO. A, PAGE 48, AS FILE NO. 15661;

THENCE NORTH ALONG THE WEST SIDE LINE OF SAID LOT A DISTANCE OF 82.7 FEET, WHICH IS THE TRUE POINT OF BEGINNING;

THENCE WEST 131.17 FEET TO THE WEST SIDE LINE OF SAID LOT;

THENCE NORTH ALONG SAID WEST SIDE LINE OF SAID LOT A DISTANCE OF 82.7 FEET;

THENCE EAST A DISTANCE OF 131.17 FEET TO THE EAST SIDE LINE OF SAID LOT;

THENCE SOUTH A DISTANCE OF 82.7 FEET TO THE TRUE POINT OF BEGINNING.

TOGETHER with all tenements, hereditaments and appurtenances, including easements and water rights, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof.

Subject to

1. All general and special taxes for the current fiscal year.

2. Covenants, Conditions, Restrictions, Reservations, Rights, Rights of Way and Easements now of record.
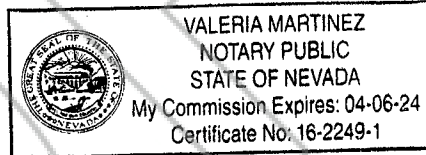
Susan Marie Bean
Susan Marie Bean

STATE OF   Nevada   )

COUNTY OF   Clark   : **ss.**
)

This instrument was acknowledged before me on __7/18/2022__ by
Susan Marie Bean.

_____
               Notary Public
(My commission expires: __4/6/24__)

This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed under Escrow
No. 13896-2655033.

STATE OF NEVADA
DECLARATION OF VALUE

1. Assessor Parcel Number(s)

   a) 003-033-05

   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

Book _____ Page: _____

Date of Recording: _____

Notes: _____

3. a) Total Value/Sales Price of Property: $110,000.00

   b) Deed in Lieu of Foreclosure Only (value of property)   ($_____)

   c) Transfer Tax Value: $110,000.00

   d) Real Property Transfer Tax Due $429.00

4. **If Exemption Claimed:**

   a. Transfer Tax Exemption, per 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: *Susan Marie Bean*   Capacity: ___GRANTOR/SELLER___

Signature: _____   Capacity: _____

SELLER (GRANTOR) INFORMATION (REQUIRED)	**BUYER (GRANTEE) INFORMATION (REQUIRED)**
Print Name: Susan Marie Bean	Print Name: Louis Marshall Taylor and Cheryl Beth Taylor
Address: PO Box 228	Address: 233 Alice Street
City: Redlands	City: Caliente
State: CA Zip: 92373	State: NV Zip: 89008

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

Print Name: First American Title Insurance Company   File Number: 13896-2655033 TV/ ar

Address 10000 W Charleston Blvd, Suite 180

City: Las Vegas   State: NV   Zip:89135

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)