

LINCOLN COUNTY, NV

2022-163119

\$37.00

RPTT:\$0.00 Rec:\$37.00

10/06/2022 10:47 AM

FIRST AMERICAN TITLE INSURANCE COMPANY 3 AE

OFFICIAL RECORD

AMY ELMER, RECORDER

E04

A.P.N.: 004-041-03

File No: 13895-2656457 (DP)

R.P.T.T.: \$Exempt 04

When Recorded Mail To: Mail Tax Statements To:
Eduardo Guerrero-Reyes
PO Box 453
Alamo, NV 89001

GRANT, BARGAIN and SALE DEED

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

Clyde MacElrath, an unmarried man

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

Eduardo Guerrero-Reyes, a married man as his sole and separate property

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

COMMENCING AT THE SOUTHWEST CORNER OF THE NE 1/4 SW 1/4 OF SECTION 5, TOWNSHIP 7 SOUTH, RANGE 61 EAST, M.D.B.&M.; THENCE RUNNING DUE EAST ALONG THE SOUTH LINE OF SAID NE 1/4 SW 1/4 A DISTANCE OF 910 FEET, MORE OR LESS TO THE WEST LINE OF MAIN STREET AT THE NORTHEAST CORNER OF LOT 1, BLOCK 46, ALAMO TOWNSITE ON FILE IN THE OFFICE OF THE COUNTY RECORDER OF SAID LINCOLN COUNTY; RUNNING THENCE NORTH 1° 23' WEST ALONG THE WEST SIDE OF SAID MAIN STREET AND THE PROJECTION THEREOF, A DISTANCE OF 685 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING NORTH 1° 23' WEST ALONG THE WEST SIDE OF SAID MAIN STREET AND THE PROJECTION THEREOF, A DISTANCE OF 115 FEET; THENCE SOUTH 88° 37' WEST, A DISTANCE OF 200 FEET; THENCE SOUTH 1° 23' EAST, A DISTANCE OF 115 FEET; THENCE NORTH 88° 37' EAST, A DISTANCE OF 200 FEET TO THE POINT OF BEGINNING.

NOTE: THE ABOVE METES AND BOUND DESCRIPTION APPEARED PREVIOUSLY IN THAT CERTAIN DOCUMENT RECORDED NOVEMBER 08, 2019, AS INSTRUMENT NO. 2019-157295.

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.

COPY

Clyde MacElrath
Clyde MacElrath

STATE OF Oregon)
COUNTY OF Jackson) :ss.
)

This instrument was acknowledged before me on this:
19 day of August 2022,

By: Clyde MacElrath
Teresa L. Roche

Notary Public
(My commission expires: 01-23-2023)



**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 004-041-03
- 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: _____	

Reviewed doc 2019-157295 - Joint Tenants. - AE

- 3. a) Total Value/Sales Price of Property: \$0.00
- b) Deed in Lieu of Foreclosure Only (value of property) (\$ _____)
- c) Transfer Tax Value: \$0.00
- d) Real Property Transfer Tax Due \$ _____

4. **If Exemption Claimed:**

- a. Transfer Tax Exemption, per 375.090, Section: 04
- b. Explain reason for exemption: **Remove Joint Tenant without consideration, per GBSD recorded on 11/08/2019 as document #2019-157295**

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: *[Signature]* Capacity: Agent

Signature: _____ Capacity: _____

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

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

Print Name: Clyde MacElrath

Print Name: Eduardo Guerrero-Reyes

Address: P.O. Box 267

Address: P.O. Box 453

City: Alamo

City: Alamo

State: NV Zip: 89001

State: NV Zip: 89001

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

First American Title Insurance

Print Name: Company

File Number: 13895-2656457 DP/ DP

Address 2500 N Buffalo Drive, Ste 120

City: Las Vegas

State: NV Zip: 89128

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