

LINCOLN COUNTY, NV

2023-163704

\$1,129.00

RPTT:\$1092.00 Rec:\$37.00 02/06/2023 10:15 AM

FIRST AMERICAN TITLE INSURANCE COMPANY 3 KC

OFFICIAL RECORD

AMY ELMER, RECORDER

A.P.N.: 012-170-60

File No: 107-2660617 (TV)

R.P.T.T.: \$1,092.00

When Recorded Mail To: Mail Tax Statements To:  
Wilfred H. Olival and Riki Lee Hollinshead  
174 Sr 319 Highway  
Panaca, NV 89042

### ***GRANT, BARGAIN and SALE DEED***

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

Dyllon L Cluff, a married man as his sole and separate property

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

Wilfred H. Olival, an unmarried man and Riki Lee Hollinshead, a single woman as joint tenants

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

#### **PARCEL 1:**

**THAT PORTION OF THE NORTHEAST QUARTER (NE1/4) OF THE SOUTHWEST QUARTER (SW1/4) OF SECTION 8, TOWNSHIP 2 SOUTH, RANGE 68 EAST, M.D.B.&M., MORE PARTICULARLY DESCRIBED AS FOLLOWS:**

**PARCEL 2A OF THAT CERTAIN SUBSEQUENT PARCEL MAP FOR ESTHER F. COLE RECORDED JANUARY 10, 2014 IN THE OFFICE OF THE COUNTY RECORDER OF LINCOLN COUNTY, NEVADA IN BOOK D OF PLATS, PAGE 113 AS FILE NO. 144790, LINCOLN COUNTY, NEVADA RECORDS.**

**BEGINNING AT A POINT S 89° 50' 33" E, 1575.03 FEET ALONG THE 1/4 SECTION LINE AND S 01° 00' 30" E, 11.44 FEET FROM THE WEST 1/4 CORNER OF SECTION 8, T2S, R68E, MDB&M, SAID POINT BEING THE N.E. CORNER OF SAID PARCEL 2; THENCE S 01° 00' 30" E, 169.09 FEET ALONG THE EAST LINE OF SAID PARCEL 2; THENCE S 88° 15' 09" W, 259.83 FEET TO THE WEST LINE OF SAID PARCEL 2; THENCE N 0° 23' 30" W, 159.01 FEET ALONG SAID WEST LINE; THENCE N 30° 23' 41" W, 26.24 FEET TO THE N.W. CORNER OF SAID PARCEL 2; THENCE S 89° 01' 00" E, 271.14 FEET TO THE POINT OF BEGINNING.**

#### **PARCEL 2:**

**TOGETHER WITH A 25' WIDE INGRESS, EGRESS AND UTILITY EASEMENT ALONG THE**

**WESTERLY BOUNDARY OF SAID PARCEL 2.**

**PARCEL 3:**

**A 15' X 50' INGRESS & EGRESS EASEMENT AS SHOWN ON PARCEL MAP.**

**PARCEL 4:**

**A 20' WIDE UTILITY EASEMENT AS SHOWN ON PARCEL MAP.**

*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.

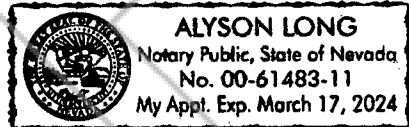
*Dyllon L Cluff*  
Dyllon L Cluff

Dyllon L Cluff

STATE OF Nevada )  
COUNTY OF Lincoln ) **ss.**

This instrument was acknowledged before me on January 30, 2023 by **Dyllon L Cluff.**

*Alyson Long*  
Notary Public  
(My commission expires: March 17, 2024)



This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed under Escrow No. 107-2660617.

**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)  
 a) 012-170-60  
 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: \$280,000.00  
 b) Deed in Lieu of Foreclosure Only (value of property) ( \$ \_\_\_\_\_ )  
 c) Transfer Tax Value: \$280,000.00  
 d) Real Property Transfer Tax Due \$1,092.00

**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: *Dyllon L Cluff*  
 Signature: \_\_\_\_\_

Capacity: Grantor/Seller  
 Capacity: \_\_\_\_\_

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

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

Print Name: Dyllon L Cluff  
 Address: P.O. Box 275  
 City: Panaca  
 State: NV Zip: 89042

Print Name: Wilfred W. Olival and Riki Lee Hollinshead  
 Address: 174 Sr 319 Highway  
 City: Panaca  
 State: NV Zip: 89042

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

First American Title Insurance  
 Print Name: Company  
 Address: 9139 Russell Road, Ste 100  
 City: Las Vegas

File Number: 107-2660617 TV/ ar  
 State: NV Zip: 89148

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