

A.P.N.: 002-103-32
File No: 116-2665343 (SC)
R.P.T.T.: \$52.65

LINCOLN COUNTY, NV
\$89.65
RPTT:\$52.65 Rec:\$37.00
FIRST AMERICAN TITLE INSURANCE COMPANY
OFFICIAL RECORD
AMY ELMER, RECORDER

2023-165414

07/05/2023 12:37 PM

Page 2 AE

When Recorded Mail To: Mail Tax Statements To:
Marc Olson, Patti Rand, Jaime Sinay and Natalie Carter
P.O. Box 61
Panaca, NV 89042

GRANT, BARGAIN and SALE DEED

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

Bruce W. Munford and Arlene Munford

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

Marc Olson and Patti Rand, husband and wife as joint tenants as to an undivided 50% interest, and Jaime Sinay, an unmarried man and Natalie Carter, a married woman as her sole and separate property as to an undivided 50% interest as tenants in common

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

LOT FIFTY-EIGHT (58) IN SUN GOLD MANOR UNIT NO. 1, IN THE TOWN OF PANACA, AS SHOWN BY MAP THEREOF IN BOOK A OF PLATS, PAGE 63 AS FILE NO. 27842, COUNTY OF LINCOLN, STATE OF NEVADA.

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.

Bruce W. Munford
Bruce W. Munford

Arlene Munford
Arlene Munford

STATE OF **NEVADA**)
 : **ss.**
COUNTY OF **CLARK**)

This instrument was acknowledged before me on June 29 2023 by **Bruce W. Munford and Arlene Munford.**

Christina Ibarra

Notary Public
(My commission expires: Jan 16 2024)

This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed under Escrow No. 116-2665343.



**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 002-103-32
- 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: \$13,500.00
- b) Deed in Lieu of Foreclosure Only (value of property) (\$ _____)
- c) Transfer Tax Value: \$13,500.00
- d) Real Property Transfer Tax Due \$52.65

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: [Signature]

Capacity: agent

Signature: _____

Capacity: _____

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

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

Print Name: Bruce W. Munford and Arlene Munford
Address: 10 E. TEXAS AVE
City: HENDERSON
State: NV Zip: 89015

Print Name: Marc Olson and Patti Rand and Jaime Sinay and Natalie Carter
Address: P.O. Box 61
City: Panaca
State: NV Zip: 89042

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

Print Name: First American Title Insurance Company
Address: 701 N Green Valley Pkwy, Ste 120
City: Henderson

File Number: 116-2665343 SC/ SC
State: NV Zip: 89074

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