

A.P.N.: 003-143-01  
File No: 13896-2670193 (TV)  
R.P.T.T.: \$312.00

LINCOLN COUNTY, NV  
\$349.00  
RPTT:\$312.00 Rec:\$37.00 12/07/2023 12:07 PM  
FIRST AMERICAN TITLE INSURANCE COMPANY  
OFFICIAL RECORD  
AMY ELMER, RECORDER

When Recorded Mail To: Mail Tax Statements To:  
Sean Craig  
6917 Jeanette St  
LV NV 89131

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

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

Carl W. East, Trustee of the Carl W. East Trust, dated August 3, 2022, as to a Fifty Percent (50%) interest and Danette Sue Stafford, Trustee of the Danni Stafford Trust, dated August 3, 2022, as to a Fifty Percent (50%) interest

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

Sean Craig, an unmarried man

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

**ALL OF LOTS NUMBERED NINETEEN (19) AND TWENTY (20) IN BLOCK "A" OF THE WEST END ADDITION TO THE CITY OF CALIENTE, AS SAID LOTS AND BLOCK ARE DELINEATED ON THE OFFICIAL PLAT OF SAID SUBDIVISION, NOW ON FILE IN THE OFFICE OF THE COUNTY RECORDER OF SAID LINCOLN COUNTY.**

*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.

The Carl W. East Trust dated 8/3/2022

Carl W. East

Carl W East, Trustee

The Danni Stafford Trust dated 8/3/2022

Danette Sue Stafford


Danette Sue Stafford, Trustee

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

This instrument was acknowledged before me on December 6, 2023 by Carl W. East, Trustee of the Carl W East Trust, Danette Sue Stafford, Trustee of the Danni Stafford Trust

Lydia Henley  
Notary Public

(My commission expires: 11-28-2024)

 LYDIA HENLEY  
NOTARY PUBLIC  
STATE OF NEVADA  
My Commission Expires: 11-28-26  
Certificate No: 15-3019-1

This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed under Escrow No. 13896-2670193.

**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 003-143-01
- 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: \$80,000.00
- b) Deed in Lieu of Foreclosure Only (value of property) ( \$ \_\_\_\_\_ )
- c) Transfer Tax Value: \$80,000.00
- d) Real Property Transfer Tax Due \$312.00

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: [Signature]  
Signature: \_\_\_\_\_

Capacity: [Signature]  
Capacity: \_\_\_\_\_

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

Carl W. East, Trustee of the Carl W. East Trust, dated August 3, 2022, as to a Fifty Percent (50%) interest and Danette Sue Stafford, Trustee of the Danni Stafford Trust, dated August 3, 2022, as to a

Print Name: Fifty Percent (50%) interest  
Address: 1000 Orange Grove Ln  
City: W  
State: NV Zip: 89119

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

Print Name: Sean Craig  
Address: 6917 Jeanette St.  
City: LV  
State: NV Zip: 89131

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

First American Title Insurance  
Print Name: Company  
Address: 10000 W Charleston Blvd, Suite 180  
City: Las Vegas

File Number: 13896-2670193 TV/ TV  
State: NV Zip: 89135

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