

RETURN RECORDED DEED TO:

Steve T Culverwell  
P O Box 231  
Caliente, Nevada 89008



OFFICIAL RECORD  
AMY ELMER, RECORDER

GRANTEE/MAIL TAX STATEMENTS TO:

APN 003-174-19

Steve T Culverwell  
P O Box 231  
Caliente, Nevada 89008

**GRANT, BARGAIN, SELL DEED**

THIS INDENTURE, made and entered into this 15<sup>TH</sup> day of March, 2024, between MICHAEL J HARDING, the party of the first part, hereinafter referred to as "Grantor", and CHARLES A CULVERWELL and KIRSTEN N CULVERWELL, husband and wife, as joint tenants with right of survivorship, the party of the second part, hereinafter referred to as "Grantees".

**WITNESSETH**

That the GRANTOR, for good and valuable consideration delivered to them by the GRANTEES, the receipt and sufficiency of which is hereby acknowledged, does hereby grant, bargain, sell, and convey all that real property situate at 215 Clover Street, City of Caliente, County of Lincoln, State of Nevada, more particularly described as follows:

**THAT CERTAIN PARCEL OF LAND SITUATE WITHIN THE NORTH HALF (N ½) OF THE SOUTHWEST QUARTER (SW ¼) OF SECTION 8, TOWNSHIP 4 SOUTH, RANGE 67 EAST, MDBM, BEING A PORTION OF THE MODERN TOWNSITE OF CALIENTE, NEVADA more particularly described as follows:**

**LOT 1-B AS SHOWN ON THE PARCEL MAP FILED ON APRIL 25, 1991, IN THE LINCOLN COUNTY RECORDER'S OFFICE IN BOOK A OF PLATS, PAGE 340**

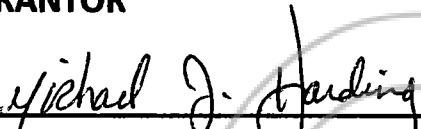
**AND RECORDED UNDER FILE NUMBER 96562, LINCOLN COUNTY, NEVADA RECORDS. THE REAL PROPERTY HAS THE CURRENT APN 003-174-19.**

TOGETHER WITH all and singular the improvements, tenements, hereditaments, and appurtenances including easements and water rights, if any, thereunto belonging or in anywise appertaining, and the reversion(s), remainder(s), rents, issues and profits thereof.

TO HAVE AND TO HOLD, all and singular, the said premises together with the appurtenances, unto the said GRANTEES, and to their heirs and assigns, forever.

IN WITNESS THEREOF, the GRANTOR has hereunto set his hand the day and year first above written.

**GRANTOR**

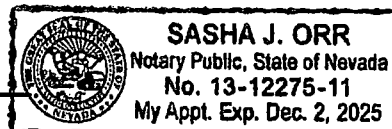
  
MICHAEL J HARDING, Owner

State of Nevada )  
                                  )ss.  
County of Lincoln )

On this 15<sup>th</sup> day of March, 2024, **\*\*MICHAEL J HARDING\*\***, personally appeared before me and proved to me to be the person described in and who executed the foregoing Grant, Bargain, Sell Deed, who acknowledged that he executed the same freely and voluntarily and for the uses and purposes therein mentioned.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal.

  
NOTARY PUBLIC



**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)  
 a) 003-174-19  
 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  
 Other \_\_\_\_\_

FOR RECORDER'S OPTIONAL USE ONLY  
 Book: \_\_\_\_\_ Page: \_\_\_\_\_  
 Date of Recording: \_\_\_\_\_  
 Notes: \_\_\_\_\_

3. Total Value/Sales Price of Property \$ 176,000  
 Deed in Lieu of Foreclosure Only (value of property) ( \_\_\_\_\_ )  
 Transfer Tax Value: \$ \_\_\_\_\_  
 Real Property Transfer Tax Due \$ \_\_\_\_\_

4. **If Exemption Claimed:**  
 a. Transfer Tax Exemption per NRS 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 \_\_\_\_\_ Capacity \_\_\_\_\_  
 Signature Stuberwell Capacity agent for grantee

**SELLER (GRANTOR) INFORMATION (REQUIRED)**  
 Print Name: Michael J Harding  
 Address: P.O. Box 652  
 City: Caliente  
 State: NV Zip: 89008

**BUYER (GRANTEE) INFORMATION (REQUIRED)**  
 Print Name: Charles A & Kirsten N Culverwell  
 Address: P.O. Box 231  
 City: Caliente  
 State: NV Zip: 89008

**COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)**  
 Print Name: Steve T Culverwell Escrow #: \_\_\_\_\_  
 Address: P.O. Box 231  
 City: Caliente State: NV Zip: 89008