

LINCOLN COUNTY, NV **2024-166879**  
 \$37.00 RPTT:\$0.00 Rec:\$37.00 **05/14/2024 04:16 PM**  
 STEWART TITLE LAS VEGAS WARM SPRINGS-3 KC  
 OFFICIAL RECORD  
 AMY ELMER, RECORDER E05

<b>A.P.N. No.:</b>	003-021-16
<b>R.P.T.T.</b>	Exempt 5
<b>File No.:</b>	2285446 CM
<b>Recording Requested By:</b>	
Stewart Title Company	
<b>Mail Tax Statements To:</b>	<i>Same as below</i>
<b>When Recorded Mail To:</b>	
Chesnee Clingman	
P.O. Box 652	
Caliente, NV 89008	

**GRANT, BARGAIN, SALE DEED**

THIS INDENTURE WITNESSETH: That **Jesse Clingman, spouse of the grantee herein** for valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to

**Chesnee Clingman, a married woman as her sole and separte property,**

all that real property situated in the County of Lincoln, State of Nevada, bounded and described as follows:

See Exhibit "A" attached hereto and made a part hereof.

\*SUBJECT TO:

1. Taxes for the fiscal year;
2. Reservations, restrictions, conditions, rights, rights of way and easements, if any of record on said premises.
- 3.

IT IS THE EXPRESS INTENT OF THE GRANTOR, BEING THE SPOUSE OF THE GRANTEE, TO CONVEY ALL RIGHT, TITLE AND INTEREST OF THE GRANTOR, COMMUNITY OR OTHERWISE, IN AND TO THE HEREIN DESCRIBED PROPERTY TO THE GRANTEE AS GRANTEE'S SOLE AND SEPARATE PROPERTY.

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and any reversions, remainders, rents, issues or profits thereof.

Dated: 5/16/2024

SIGNAURE AND NOTARY ON PAGE 2

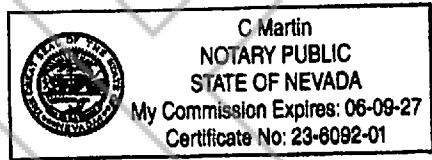
Jesse Clingman  
Jesse Clingman

State of Nevada )  
County of Clark ) ss

This instrument was acknowledged before me on the 6 day of May, 2024  
By: Jesse Clingman

Signature: [Handwritten Signature]  
Notary Public

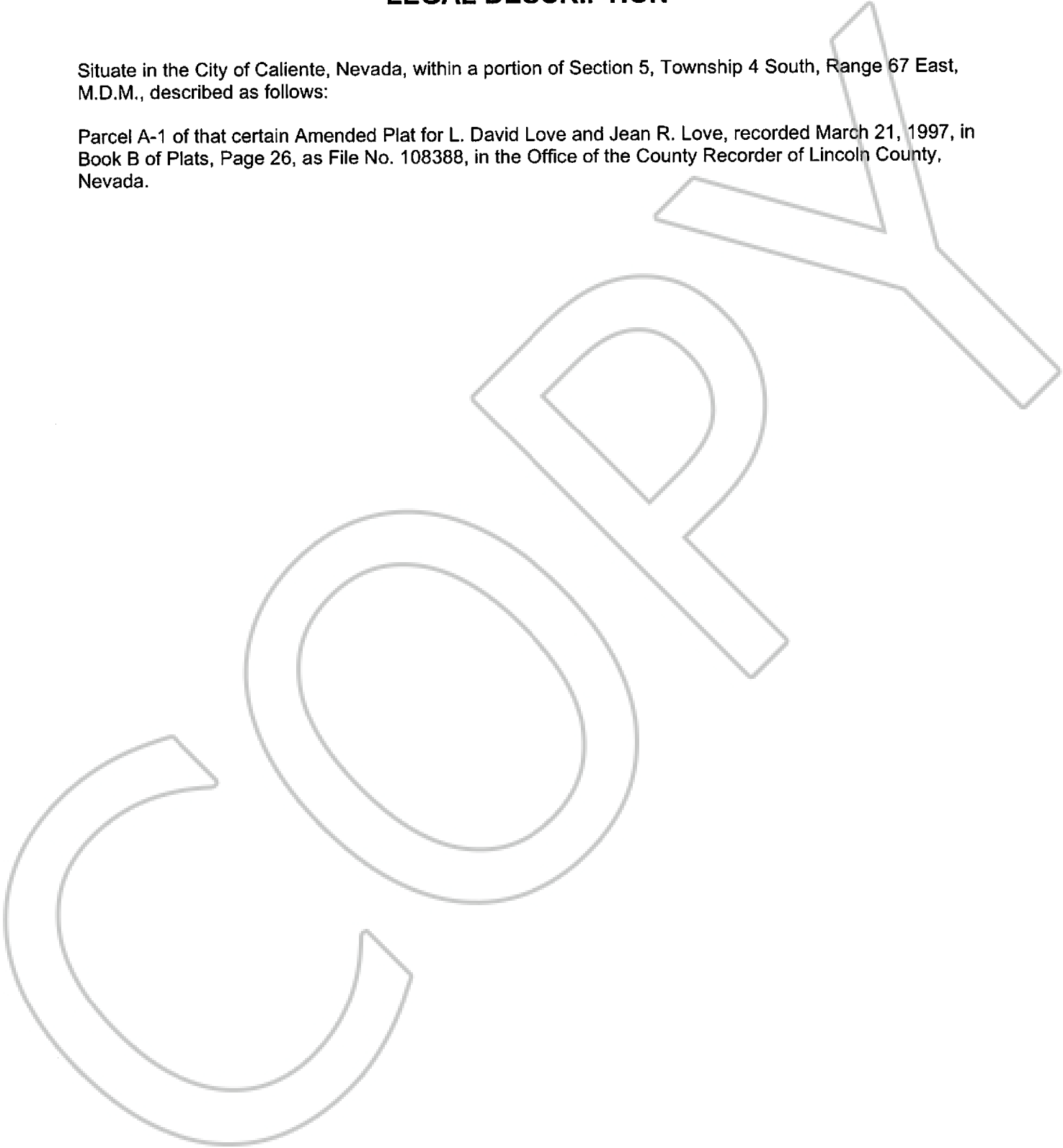
My commission expires: 6/9/27



**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

Situate in the City of Caliente, Nevada, within a portion of Section 5, Township 4 South, Range 67 East, M.D.M., described as follows:

Parcel A-1 of that certain Amended Plat for L. David Love and Jean R. Love, recorded March 21, 1997, in Book B of Plats, Page 26, as File No. 108388, in the Office of the County Recorder of Lincoln County, Nevada.



**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)  
 a) 003-021-16  
 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 \_\_\_\_\_

<b>FOR RECORDERS OPTIONAL USE ONLY</b>	
Book _____	Page: _____
Date of Recording: _____	
Notes: _____	

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

4. **If Exemption Claimed:**  
 a. Transfer Tax Exemption per NRS 375.090, Section Exempt 5  
 b. Explain Reason for Exemption: Removing possible spousal interest without consideration

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 Jesse Clingman Capacity GRANTOR  
 Signature Chesnee Clingman Capacity GRANTEE

**SELLER (GRANTOR) INFORMATION  
(REQUIRED)**  
 Print Name: Jesse Clingman  
 Address: P.O. Box 1252  
 City: Caliente  
 State: NV 89008

**BUYER (GRANTEE) INFORMATION  
(REQUIRED)**  
 Print Name: Chesnee Clingman  
 Address: P.O. Box 1252  
 City: Caliente  
 State: NV 89008

**COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)**  
 Print Name: Stewart Title Company Escrow # 2285446 CM  
 Address: 7251 W Lake Mead Blvd, Suite 350  
 City: Las Vegas State: NV Zip: 89128