

A.P.N.: 001-073-02
File No: 152-2161190 (MJ)
R.P.T.T.: \$29.25

BOOK 395 PAGE 251-252
OFFICIAL RECORDS
RECORDED AT THE REQUEST OF
First American Title
2004 SEP 27 PM 1:40

EUREKA COUNTY, NEVADA
M.N. REBALEATI, RECORDER
FILE NO. 192768
FEES 15⁰⁰

When Recorded Mail To: and Mail Tax Statements To:
Kip R. McAlexander, Jr. and Tanisha L. McAlexander
P.O. Box 822
Eureka, NV 89316

GRANT, BARGAIN and SALE DEED

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

Marian C. Kelsey, an unmarried woman, who acquired title as Marian Schuh

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

Kip R. McAlexander, Jr. and Tanisha L. McAlexander, husband and wife as joint tenants
with right of survivorship

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

All of Lots Eleven (11) and Twelve (12) in Block Sixteen-A (16-A), also identified as Block 16, as the same are delineated and described on the Official Map or Plat of the Townsite of Eureka approved by the United States General Land Office on November 19, 1937, on file in the Office of the County Recorder of Eureka County at Eureka, Nevada, together with the improvements thereon situate.

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.

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.

Date: 09/15/2004

Marian C Kelsey
Marian C. Kelsey

STATE OF **MISSISSIPPI**)
) ss.
COUNTY OF Madison)

This instrument was acknowledged before me on Sept 18, 2004 by **Marian C. Kelsey**.

D. Faye Branchan
Notary Public

(My commission expires:

My Commission Expires Sept. 21, 2007

This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated **September 15, 2004** under Escrow No. **152-2161190**.

192768

STATE OF NEVADA
DECLARATION OF VALUE

1. Assessor Parcel Number(s)

a) 001-073-02
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 ONLY

Document/Instrument # 192768
Book 395 Page: 251-252
Date of Recording: 9-27-04
Notes: _____

3. Total Value/Sales Price of Property:

\$7,500.00

Deed in Lieu of Foreclosure Only (value of property) (\$)

Transfer Tax Value: \$7,500.00

Real Property Transfer Tax Due \$29.25

4. If Exemption Claimed:

a. Transfer Tax Exemption, per 375.090, Section: _____
b. Explain reason for exemption: _____

5. Partial Interest: Percentage being transferred: _____ %

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 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: _____

Signature: [Signature] Capacity: _____

SELLER (GRANTOR) INFORMATION

BUYER (GRANTEE) INFORMATION

(REQUIRED)

(REQUIRED)

Print Name: Marian C. Kelsey

Print Name: Kip R. McAlexander, Jr. and Tanisha McAlexander

Address: 109 Pine Knoll Drive Apt. 320

Address: P.O. Box 822

City: Ridgeland

City: Eureka

State: MS Zip: 39157

State: NV Zip: 89316

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

Print Name: First American Title Company of Nevada File Number: 152-2161190 MJ/SKW

Address: 768 Aultman Street, P.O. Box 151048

City: Ely State: NV Zip: 89215

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

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