

APN(s): 003-021-04 & 002-036-01

EUREKA COUNTY, NV
RPTT:\$29.25 Rec:\$35.00
Total:\$64.25
BARRY STANGLINE

2018-234792
02/26/2018 01:51 PM
Pgs=4

Recording requested by:

Barry Stangline
11582 Big Canoe
Big Canoe, GA 30143



LISA HOEHNE, RECORDER

WHEN RECORDED RETURN TO
AND MAIL TAX STATEMENT TO:

Barry Stangline
11582 Big Canoe
Big Canoe, GA 30143

ABOVE SPACE PROVIDED FOR RECORDER'S USE ONLY:

WARRANTY DEED

GRANTOR: Frankie G. McGuire
Address: 155 Bali Street, Morro Bay, CA 93442

GRANTEE: Barry Stangline
Address: 11582 Big Canoe, Big Canoe, GA 30143

Witness to, that Grantor, for a valuable consideration, the receipt of which is hereby acknowledged, does grant, bargain, sell and convey unto Grantee, and his heirs and assigns, all that real property situated in **Eureka County, Nevada** and described as follows:

Property #1:

Assessor's Parcel Number (APN): 003-021-04 (Lot size: 4.51 acres)

Legal Description: Lot 1 of Block 2 of CRESCENT VALLEY RANCH & FARMS UNIT NO. 3

Property #2:

Assessor's Parcel Number (APN): 002-036-01

(Lot size: 0.69 acres)

Legal Description: Lot 14 of Block 14 of CRESCENT VALLEY RANCH & FARMS UNIT NO. 1

To have and to hold the above-described property, together with the tenements, hereditaments and appurtenances hereunto belonging unto Grantee, his heirs and assigns forever. And Grantor, for himself and his heirs, hereby covenants with Grantee, his heirs and assigns, that Grantor is lawfully seized in fee simple of the above-described premises; that he has a good right to convey; that the premises are free from all encumbrances; that Grantor and his heirs and all persons acquiring any interest in the property granted, through or for Grantor, will, on demand of Grantee, or his heirs or assigns, and at the expense of Grantee, his heirs or assigns, execute any instrument necessary for the further assurance of the title to the premises that may be reasonably acquired; and that Grantor and his heirs will forever warrant and defend all of the property so granted to Grantee, his heirs and assigns, against every person lawfully claiming the same or any part thereof.

Subject to covenants, conditions, reservations, restrictions, easements and rights-of-way of record.

Grantor's Signature: _____

Frankie G. McGuire

Frankie G. McGuire

Date: 2-9-18

State of: _____ County of: _____

This instrument was acknowledged before me by: Frankie G. McGuire

See Attached for
Notary Certificate

Notary's Signature: _____

Date: _____

Commission Expiration: _____

(NOTARY SEAL)

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

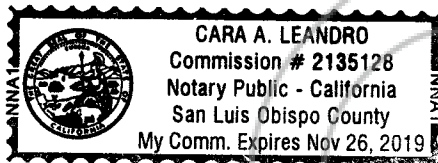
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
 County of San Luis Obispo)
 On 2/9/2018 before me, Cara A. Leandro, Notary Public,
 Date Here Insert Name and Title of the Officer
 personally appeared Frankie G. McGuire
 Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature Cara A. Leandro
 Signature of Notary Public

My Commission Expires: 11/26/2019

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Warranty Deed Document Date: 2/9/2018
 Number of Pages: 3 Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☒ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator
☐ Other: _____
 Signer Is Representing: _____

Signer's Name: _____
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator
☐ Other: _____
 Signer Is Representing: _____

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)

- a) 003-021-04
b) 002-036-01
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

\$ 1,700.00

Deed in Lieu of Foreclosure Only (value of property) (_____)

Transfer Tax Value:

\$ 1,700.00

Real Property Transfer Tax Due

\$ 7.80

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 [Signature]

Capacity Grantee

Signature _____

Capacity _____

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

Print Name: Frankie G. McGuire

Address: 155 Bali Street

City: Morro Bay

State: CA Zip: 93442

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

Print Name: Barry Stangline

Address: 11582 Big Canoe

City: Big Canoe

State: GA Zip: 30143

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

Print Name: _____

Escrow #: _____

Address: _____

City: _____

State: _____

Zip: _____

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED