

EUREKA COUNTY, NV

RPTT:\$21.45 Rec:\$35.00

Total:\$56.45

BARRY STANGLINE

2019-239597

09/30/2019 10:20 AM

Pgs=3



LISA HOEHNE, CLERK RECORDER

APN: 002-033-05

Recording requested by:

Barry Stangline

11582 Big Canoe

Big Canoe, GA 30143

WHEN RECORDED RETURN TO

AND MAIL TAX STATEMENT TO:

John Lawrence Payne

14855 Greenbrae St.

Irvine, CA 92604

WARRANTY DEED

GRANTOR: Barry Stangline

Address: 11582 Big Canoe, Big Canoe, GA 30143

GRANTEE: John Lawrence Payne and Lampoon Payne, Joint Tenants with Rights of
Survivorship

Address: 14855 Greenbrae St., Irvine, CA 92604

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 properties situated in **Eureka County, Nevada** and described as follows:

Assessor's Parcel Number (APN): 002-033-05 (Lot size: 0.69 acres)

Legal Description: Lot 4 of Block 13 Crescent Valley Ranch & Farms Unit No. 1

Property Address: 283 Second St., Crescent Valley NV

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.

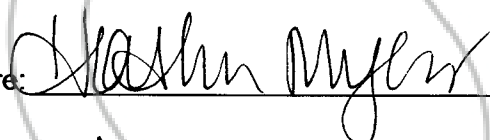
Grantor's Signature: 

Barry Stangline

Date: 09-16-2019

State of: Georgia County of: Pickens

This instrument was acknowledged before me by: Barry Stangline

Notary's Signature: 

Date: 9/16/19

Commission Expiration: May 31, 2022

(NOTARY SEAL)



**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a) 002-033-05
 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 \$ 5,190.00
 Deed in Lieu of Foreclosure Only (value of property) _____
 Transfer Tax Value: \$ 5,190.00
 Real Property Transfer Tax Due \$ 21.45

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 Grantor
 Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)
 Print Name: Barry Stangline
 Address: 11582 Big Canoe
 City: Big Canoe
 State: GA Zip: 30143

BUYER (GRANTEE) INFORMATION
(REQUIRED)
 Print Name: John & Lampoon Payne
 Address: 14855 Greenbrae St
 City: Irvine
 State: CA Zip: 92604

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