

Official Record

Recording requested By  
COW COUNTY TITLE COMPANY

Lincoln County - NV  
Leslie Boucher - Recorder

Fee: \$40.00 Page 1 of 2  
RPTT. Recorded By AE  
Book- 264 Page- 0035

A.P.N. # 003-074-02  
R.P.T.T. Exempt # 5  
Escrow No. 40889

Recording Requested By:  
Cow County Title Co.

Mail Tax Statements To:  
Same as Below

When Recorded Mail To:  
Mr. and Mrs. Bradshaw  
P O Box 4  
Caliente, NV 89008



GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That JAMES WILLIAM BRADSHAW, SR. a married man, who acquired title without a vesting for valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain Sell and Convey to JAMES WILLIAM BRADSHAW, SR. and SHARON A. BRADSHAW, husband and wife as joint tenants to the heirs and assigns of such Grantee forever, all that real property situated in the County of Lincoln, State of Nevada, bounded and described as follows:

EXHIBIT 'A' ATTACHED HERETO AND MADE A PART HEREO

SUBJECT TO:

- 1. Taxes for fiscal year 2010 - 2011;
- 2. Reservations, restrictions, conditions, rights, rights of way and easements, if any of record on said premises.
- 3. Deed of Trust to record

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.

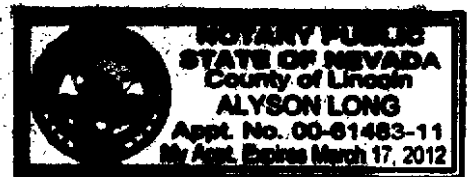
Dated: May 4, 2011

*James William Bradshaw, Sr.*  
JAMES WILLIAM BRADSHAW, SR

State of Nevada }  
County of Lincoln } ss.

This instrument was acknowledged before me on 5-11-11  
By: JAMES WILLIAM BRADSHAW, SR

Signature: *Alyson Long*  
Notary Public





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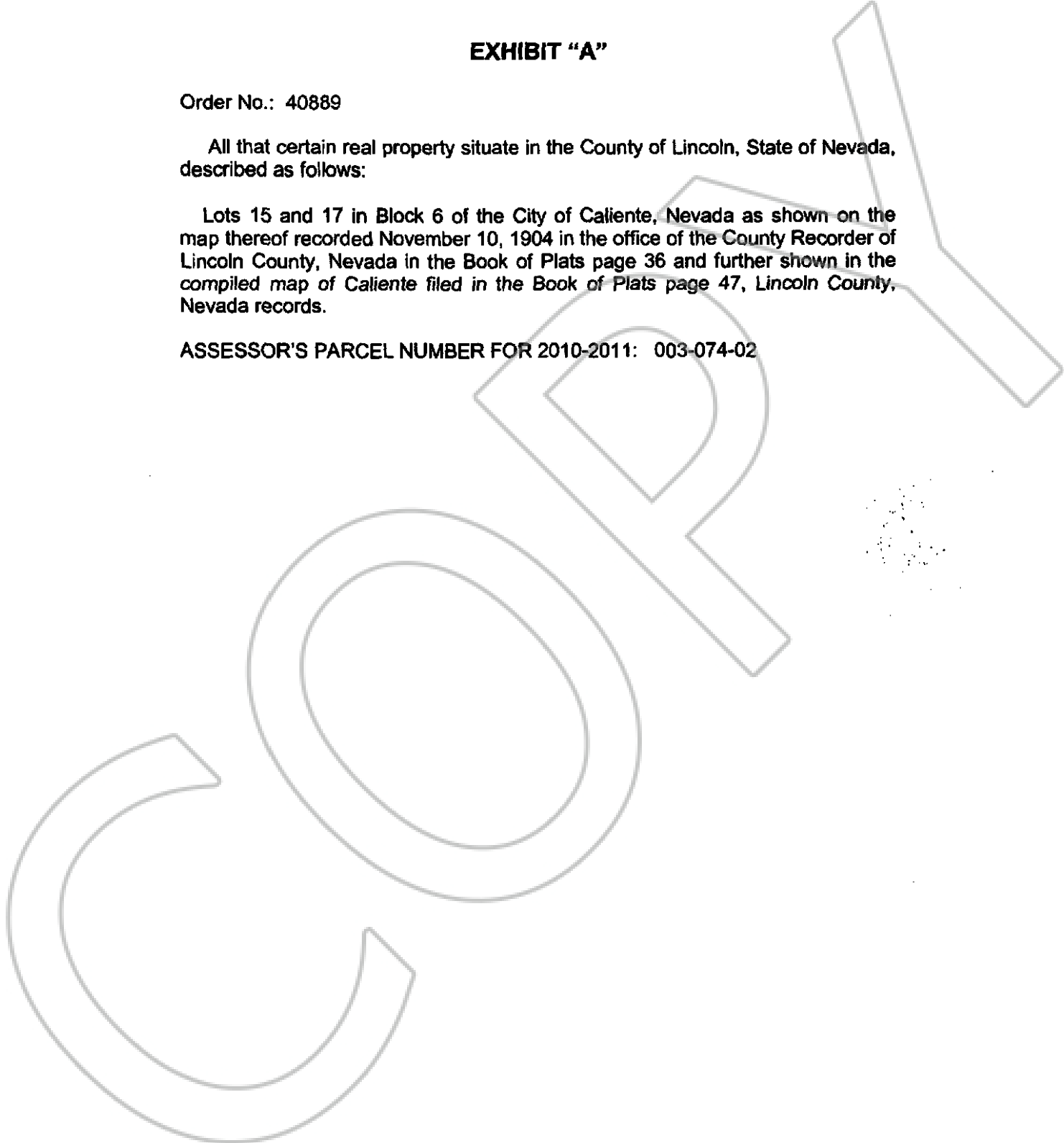
## EXHIBIT "A"

Order No.: 40889

All that certain real property situate in the County of Lincoln, State of Nevada, described as follows:

Lots 15 and 17 in Block 6 of the City of Caliente, Nevada as shown on the map thereof recorded November 10, 1904 in the office of the County Recorder of Lincoln County, Nevada in the Book of Plats page 36 and further shown in the compiled map of Caliente filed in the Book of Plats page 47, Lincoln County, Nevada records.

ASSESSOR'S PARCEL NUMBER FOR 2010-2011: 003-074-02



Recording requested By  
COW COUNTY TITLE COMPANY

STATE OF NEVADA  
DECLARATION OF VALUE

Lincoln County - NV

Leslie Boucher - Recorder

1. Assessor Parcel Number(s)

- a) 003-074-02
- b) \_\_\_\_\_
- c) \_\_\_\_\_
- d) \_\_\_\_\_

<b>FOR RECORDER'S O</b>	
Document/Instrumer	_____
Book	_____
Date of Recording:	_____
Notes:	_____

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2. Type of Property

- a)  Vacant Land
- b)  Single Family Residence
- c)  Condo/Twnhse
- d)  2-4 Plex
- e)  Apartment Bldg.
- f)  Commercial/Industrial
- g)  Agricultural
- h)  Mobile Home
- i)  Other \_\_\_\_\_

3. Total Value/Sales Price of Property

Deed in Lieu of Foreclosure Only (Value of Property) ( \_\_\_\_\_ )

Transfer Tax Value \_\_\_\_\_ -0-

Real Property Transfer Tax Due: \_\_\_\_\_ -0-

4. If Exemption Claimed:

- a. Transfer Tax Exemption, per NRS 375.090, Section: # 5
- b. Explain Reason for Exemption: Husband to husband and wife, as J/T

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 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: James William Bradshaw, Sr. Capacity: Seller/Grantor

Signature: James William Bradshaw, Sr. Capacity: Buyer/Grantee

**SELLER (GRANTOR) INFORMATION**

**BUYER (GRANTEE) INFORMATION**

Print Name: JAMES WILLIAM BRADSHAW, SR

Address: P O BOX 4

City/State/Zip CALIENTE, NV 89008

Print Name: JAMES WILLIAM BRADSHAW SR.

Address: P O Box 4

City/State/Zip Caliente, NV 89008

**COMPANY/PERSON REQUESTING RECORDING (required if not the Seller or Buyer)**

Company Name: Cow County Title Co. Escrow No 40889

Address: P.O. Box 610  
904 E Street  
Hawthorne, Nevada 89415