

**Official Record**

Recording requested By  
FIDELITY NATIONAL TITLE AGENCY

Lincoln County - NV

Leslie Boucher - Recorder

Fee: \$15.00

Page 1 of 2

RPTT: \$97.50

Recorded By: AE

Book- 267 Page- 0037

APN: 001-201-48

**RECORDING REQUESTED BY:**

Fidelity National Title Agency of Nevada, Inc.

**When Recorded Mail Document  
and Tax Statement To:**

Brandon Christian  
P.O. Box 447  
Pioche, NV 89043



0139529

RPTT: \$97.50

**GRANT, BARGAIN, SALE DEED**

THIS INDENTURE WITNESSETH: That

Bruce A. Condie, Trustee of the Condie Living Trust as to an undivided 1/3 interest, and James Edward Wilkin (a.k.a. James E. Wilkin), a Married Man as His Sole and Separate Property as to an undivided 1/3 interest, and John T. Condie and Mara Condie, Husband and Wife as to an undivided 1/3 interest as tenants in common who acquired title as Bruce A. Condie, Trustee of the Condie Living Trust as to an undivided 1/3 interest, and James Edward Wilkin, an Unmarried Man as to an undivided 1/3 interest, and John T. Condie and Mara Condie as to an undivided 1/3 interest as tenants in common

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do(es) hereby Grant, Bargain, Sell and

Convey to

Brandon Christian, a Married Man as His Sole and Separate Property

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

SEE EXHIBIT A ATTACHED

SUBJECT TO: 1. Taxes for the fiscal year 2011-2012

2. Covenants, Conditions, Reservations, Rights, Rights of Way and Easements now of record.

Together with all and singular tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

DATED: September 28, 2011



STATE OF Nevada

COUNTY OF Lincoln

I, Crystal Budreau, a Notary Public of the County and State first above written, do hereby certify that Bruce A. Condie, Trustee of the Condie Living Trust and James Edward Wilkin and John T. Condie and Mara Condie personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the \_\_\_\_\_

Crystal Budreau  
Notary Public Signature  
Printed Name: Crystal Budreau  
Commission Expires: Mar. 20, 2015  
Commission # 07-3380-11

Condie Living Trust

BY: Bruce A. Condie  
Bruce A. Condie  
Trustee

James Edward Wilkin  
James Edward Wilkin

Uvada Wilkin  
Uvada Wilkin

John T. Condie  
John T. Condie

Mara Condie  
Mara Condie



(SEAL)



STATE OF NEVADA
DECLARATION OF VALUE

Recording requested By
FIDELITY NATIONAL TITLE AGENCY

Lincoln County - NV
Leslie Boucher - Recorder

Page 1 of 2 Fee: \$15.00
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- 1. Assessor Parcel Number(s)
a) 001-201-48
b)
c)
d)

2. Type of Property:

- a) [X] Vacant Land
b) [X] Single Fam. Res.
c) Condo/Townhouse
d) 2-4 Plex
e) Apt. Bldg.
f) Comm'l/Ind'l
g) Agricultural
h) Mobile Home
i) Other

FOR RECORDERS OPTIONAL USE ONLY
Book: Page:
Date of Recording:
Notes:

- 3. a) Total Value/Sales Price of Property \$ 25,000.00
b) Deed in Lieu of Foreclosure Only (value of property) \$
c) Transfer Tax Value: \$ 25,000.00
d) Real Property Tax Due \$ 97.50

4. If Exemption Claimed:

- a) Transfer Tax Exemption, per NRS 375.090, Section:
b) Explain Reason for Exemption:

5. Partial Interest: Percentage being transferred: 100.00%

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: \_\_\_\_\_

Capacity: Grantor

Signature: [Signature]

Capacity: Grantee

SELLER (GRANTOR) INFORMATION

BUYER (GRANTEE) INFORMATION

(Required)
Print Name: Condie Living Trust, James Edward Wilkin, John T. Condie, and Mara Condie

(Required)
Print Name: Brandon Christian

Address:
City, State, Zip:

Address: P.O. Box 447
City, State, Zip: Ploche, NV 89043

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

Fidelity National Title Agency of Nevada, Inc. Escrow #: FT07-FT110043438-JJM
3100 W Sahara Avenue #115
Las Vegas, NV 89102

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



# STATE OF NEVADA DECLARATION OF VALUE

1. Assessor Parcel Number(s)
- a) 001-201-48
  - b) \_\_\_\_\_
  - c) \_\_\_\_\_
  - d) \_\_\_\_\_

2. Type of Property:
- |  |   |
|--|---|
| <input checked="" type="checkbox"/> a) Vacant Land | <input checked="" type="checkbox"/> b) Single Fam. Res. |
| <input type="checkbox"/> c) Condo/Townhouse        | <input type="checkbox"/> d) 2-4 Plex                    |
| <input type="checkbox"/> e) Apt. Bldg.             | <input type="checkbox"/> f) Comm'l/Ind'l                |
| <input type="checkbox"/> g) Agricultural           | <input type="checkbox"/> h) Mobile Home                 |
| <input type="checkbox"/> i) Other                  |   |

FOR RECORDERS OPTIONAL USE ONLY	
Book: _____	Page: _____
Date of Recording: _____	
Notes: _____	

- 3.
- |   |              |
|---|--------------|
| a) Total Value/Sales Price of Property                  | \$ 25,000.00 |
| b) Deed in Lieu of Foreclosure Only (value of property) | \$ _____     |
| c) Transfer Tax Value:                                  | \$ 25,000.00 |
| d) Real Property Tax Due                                | \$ 97.50     |

4. If Exemption Claimed:
- a) Transfer Tax Exemption, per NRS 375.090, Section: \_\_\_\_\_
  - b) Explain Reason for Exemption: \_\_\_\_\_

5. Partial Interest: Percentage being transferred: 100.00%

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Signature: Bruce A Condie Capacity: Grantor

Signature: \_\_\_\_\_ Capacity: Grantee

**SELLER (GRANTOR) INFORMATION**  
(Required)

Print Name: Condie Living Trust, James Edward Wilkin, John T. Condie, and Mara Condie

**BUYER (GRANTEE) INFORMATION**  
(Required)

Print Name: Brandon Christian

Address: P.O. Box 447  
City, State, Zip: Pioche, NV 89043

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