

Official Record

Recording requested By  
FIDELITY NATIONAL TITLE AGENCY

Lincoln County - NV

Leslie Boucher - Recorder

Fee: \$14.00 Page 1 of 1  
RPTT: Recorded By: AE  
Book- 267 Page- 0039

APN: 001-201-48

RECORDING REQUESTED BY:

Fidelity National Title Agency of Nevada, Inc.  
Escrow No. FT07-FT110043438-JJM  
Title Order No.



When Recorded Mail Document  
and Tax Statement To:

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

RPTT: EXEMPT 5

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That Sheila Romero, Spouse of the Grantee

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:

PARCEL 14, AS SHOWN BY PARCEL MAP FOR BRUCE CONDIE, JAMES E. WILKIN, JOHN T.  
CONDIE AND MARA CONDIE RECORDED SEPTEMBER 27, 1998, IN BOOK B, PAGE 150, AS  
DOCUMENT NO. 111650, IN THE OFFICE OF THE THE COUNTY RECORDER, LINCOLN COUNTY,  
NEVADA.

Grantor herein makes this deed for the purpose of relinquishing any and all community or  
homestead interest to said real property and to establish that said property is to be the sole  
separate property of the grantee herein.

- 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.

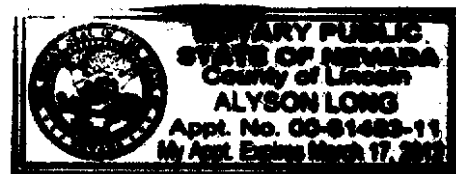
DATED: September 9, 2011

STATE OF Nevada  
COUNTY OF Lincoln  
This instrument was acknowledged before me  
on Sept 22, 2011

Sheila Romero  
Sheila Romero

by Sheila Romero  
Signature Alyson Long  
Notary Public

My Commission Expires: March 17, 2012



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Page 1 of 1 Fee: \$14.00  
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STATE OF NEVADA  
DECLARATION OF VALUE

1. Assessor Parcel Number(s)

- a) 001-201-48
- b) \_\_\_\_\_
- c) \_\_\_\_\_
- d) \_\_\_\_\_

2. Type of Property:

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

FOR RECORDERS OPTIONAL USE ONLY

Book: \_\_\_\_\_ Page: \_\_\_\_\_  
Date of Recording: \_\_\_\_\_  
Notes: \_\_\_\_\_

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

4. If Exemption Claimed:

- a) Transfer Tax Exemption, per NRS 375.090, Section: 5
- b) Explain Reason for Exemption:  
Transfer to remove spouse without consideration.

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, 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: Sheila Romero

Capacity: \_\_\_\_\_ Grantor

Signature: \_\_\_\_\_

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

SELLER (GRANTOR) INFORMATION

BUYER (GRANTEE) INFORMATION

(Required)  
Print Name: Sheila Romero  
Address: P.O. Box 447  
City, State, Zip: Pioche, NV 89043

(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)

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)