

Official Record

Recording requested By
COW COUNTY TITLE

Lincoln County - NV

Leslie Boucher - Recorder

Fee: \$15.00 Page 1 of 2
RPTT: \$204.75 Recorded By: LB
Book- 281 Page- 0273

A.P.N. 012-200-14
R.P.T.T. \$ 204.75
Escrow No. 46232

Recording Requested By:

Cow County Title Co.

Mail Tax Statements To:

Same as below

When Recorded Mail To:

D. Dane and Robin J. Bradfield
P O Box 561
Panaca, NV 89042



0143870

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That CONSTANCE M. WELLS, Successor Trustee of the WELLS FAMILY TRUST, dated August 7, 1998 who acquired title as the *** for valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain Sell and Convey to D. DANE BRADFIELD and ROBIN J. BRADFIELD, husband and wife as joint tenants with rights of survivorship

and 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:

See Exhibit "A" attached hereto and by reference made a part hereof for complete legal description.

SUBJECT TO:

1. Taxes for fiscal year;
2. Reservations, restrictions, conditions, rights, rights of way and easements, if any of record on said premises.
3. A new 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.

***WELLS FAMILY TRUST

Dated: July 30, 2013

THE WELLS FAMILY TRUST, dated August 7, 1998

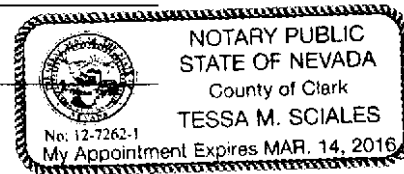
Constance M. Wells

CONSTANCE M. WELLS, Successor Trustee

State of Nevada }
County of Clark } ss.

This instrument was acknowledged before me on 8/12/13 by CONSTANCE M. WELLS

Signature: [Signature]
Notary Public





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Page 2 of 2

Exhibit A

File Number: 46232

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

A portion of the Southeast Quarter (SE1/4) of the Northeast Quarter (NE1/4) of Section 17, Township 2 South, Range 68 East, M.D.B. & M., more particularly described as:

Parcel 1 of that certain Parcel Map recorded September 23, 1980 in the Office of the County Recorder of Lincoln County, Nevada in Book A of Plats, page 167 as File No. 69799, Lincoln County, Nevada records.

ASSESSOR'S PARCEL NUMBER FOR 2013 – 2014: 012-200-14

**STATE OF NEVADA
 DECLARATION OF VALUE**

Recording requested By
 COW COUNTY TITLE

1. Assessor Parcel Number(s)

- a) 012-200-14
- b) _____
- c) _____
- d) _____

FOR RECORDER'S USE	
Document/Instrument	_____
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

Total Value/Sales Price of Property	<u>\$52,100.00</u>
Deed in Lieu of Foreclosure Only (Value of Property) (_____)	
Transfer Tax Value	<u>\$52,100.00</u>
Real Property Transfer Tax Due:	<u>\$204.75</u>

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 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: Constance M. Wells Capacity: Seller/Grantor

Signature: _____ Capacity: Buyer/Grantee

SELLER (GRANTOR) INFORMATION

Print Name: WELLS FAMILY TRUST, dated August 7, 1998
 Address: 9497 Sandy Reef
 City/State/Zip: Las Vegas, NV 89147

BUYER (GRANTEE) INFORMATION

Print Name: D. DANE BRADFIELD
 Print Name: ROBIN J. BRADFIELD
 Address: P O Box 561
 City/State/Zip: Panaca, NV 89042

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

Company Name: Cow County Title Co. Escrow No 46232
 Address: P.O. Box 518
328 Main St.
Pioche, Nevada 89043