

Official Record

Recording requested By  
FIRST AMERICAN TITLE COMPANY

Lincoln County - NV

Leslie Boucher - Recorder

Fee: \$15.00

Page 1 of 2

RPTT: \$97.50

Recorded By: HB

Book- 304 Page- 0457

A.P.N.: 002-270-20  
File No: 116-2503857 (RB)  
R.P.T.T.: \$97.50 C



When Recorded Mail To: Mail Tax Statements To:  
Jake Finlinson and Julie Finlinson  
P.O. Box 173  
Panaca, NV 89042

**GRANT, BARGAIN and SALE DEED**

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Daryl B. Bradshaw, a married man as his sole and separate property

do(es) hereby GRANT, BARGAIN and SELL to

Jake Finlinson and Julie Finlinson, husband and wife as joint tenants

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

**A PORTION OF THE SOUTHWEST QUARTER (SW 1/4) IN SECTION 9, TOWNSHIP 2 SOUTH, RANGE 68 EAST, M.D.B.& M DESCRIBED AS FOLLOWS:**

**LOT 2C AS SHOWN BY MAP THEREOF ON FILE IN FILE C OF PARCEL MAPS, PAGE 136 IN THE OFFICE OF THE COUNTY RECORDER, OF LINCOLN COUNTY, NEVADA.**

Subject to

1. All general and special taxes for the current fiscal year.
2. Covenants, Conditions, Restrictions, Reservations, Rights, Rights of Way and Easements now of record.

TOGETHER with all tenements, hereditaments and appurtenances, including easements and water rights, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof.

Date: June 15, 2016



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06/30/2016  
Page: 2 of 2

Daryl B. Bradshaw

DARYL B. BRADSHAW

STATE OF **NEVADA** )  
 : ss.  
COUNTY OF )

This instrument was acknowledged before me on June 22, 2016 by **Daryl B. Bradshaw.**

**Senior Justice of the Peace**  
(My commission expires: \_\_\_\_\_ )

This ~~Notary~~ Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated **June 15, 2016** under Escrow No. **116-2503857.**

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STATE OF NEVADA  
DECLARATION OF VALUE

1. Assessor Parcel Number(s)  
a) 002-270-20  
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  
i)  Other \_\_\_\_\_

**FOR RECORDERS OPTIONAL USE**  
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 (\$ \_\_\_\_\_))  
c) Transfer Tax Value: \$25,000.00  
d) Real Property Transfer Tax Due \$97.50

4. **If Exemption Claimed:**  
a. Transfer Tax Exemption, per 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.

X Signature: Daryl B. Bradshaw  
Signature: \_\_\_\_\_

Capacity: GRANTOR - SELLER  
Capacity: GRANTEE - BUYER

**SELLER (GRANTOR) INFORMATION  
(REQUIRED)**

**BUYER (GRANTEE) INFORMATION  
(REQUIRED)**

Print Name: Daryl B. Bradshaw  
Address: P.O. Box 421  
City: Panaca  
State: NV Zip: 89042

Print Name: Finlinson  
Address: P.O. Box 173  
City: Panaca  
State: NV Zip: 89042

**COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)**  
First American Title Insurance  
Print Name: Company File Number: 116-2503857 RB/RB  
Address: 2500 Paseo Verde Parkway, Suite 120  
City: Henderson State: NV Zip: 89074

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