

Official Record

Recording requested By
COW COUNTY TITLE

Lincoln County - NV
Leslie Boucher - Recorder

Fee: \$15.00 Page 1 of 2
RPTT: \$183.30 Recorded By: LB
Book- 311 Page- 0532

A.P.N. No.:	003-173-10
R.P.T.T.	\$183.30
Escrow No.:	77998
Recording Requested By:	
Cow County Title Co.	
Mail Tax Statements To:	Same as below
When Recorded Mail To:	
Shaylen Budreau and Kristy Budreau	
P O Box 251	
Caliente, Nevada 89008	



GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That STAR STEWART, a married woman as her sole and separate property AKA STAR E. STOMBAUGH for valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to **SHAYLEN BUDREAU and KRISTY BUDREAU, husband and wife as Joint Tenants**, all that real property situated in the County of Lincoln, State of Nevada, bounded and described as follows:

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

Situate within portions of the Southwest Quarter (SW1/4) of Section 8, Township 4 South, Range 67 East, M.D.B. & M., more particularly described as follows.

Lot 8 in Block 1 of THE MODERN TOWNSITE ADDITION TO THE CITY OF CALIENTE, as shown on the map thereof recorded February 5, 1931 in the Office of the County Recorder of Lincoln County, Nevada in Book A of Plats, page 64 as File No. 7324, Lincoln County, Nevada records.

EXCEPTING AND RESERVING all minerals, coal, carbons, hydrocarbons, oil, gas, chemical elements and compounds, whether in solid, liquid or gaseous form and all steam and other forms of thermal energy on, in or under the above described land not previously reserved as reserved in a Deed recorded December 15, 1988 in Book 83 of Official Records, page 412 as File No. 90453, Lincoln County, Nevada records.

ASSESSOR'S PARCEL NUMBER FOR 2016 - 2017: 003-173-10

SUBJECT TO:

1. Taxes for the 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 concurrent

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 03, 2017



Star Stewart
STAR STEWART

State of Nevada)
County of Clark) ss.

This instrument was acknowledged before me on the 3rd day of May, 2017
By: Star Stewart

Signature: Alicia Allen
Notary Public

Commission expiration date: 10/05/19



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STATE OF NEVADA
DECLARATION OF VALUE FORM

1. Assessor Parcel Number(s)

- a) 003-173-10
- 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 RECORDER'S OPTIONAL USE ONLY	
Book: _____	Page: _____
Date of Recording: _____	
Notes: _____	

3. Total Value/Sale Price of Property

\$47,000.00

Deed in Lieu of Foreclosure Only (value of Property) _____

Transfer Tax Value: \$47,000.00

Real Property Transfer Tax Due: \$183.30

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 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 STAR STEWART Capacity Grantor/Seller

Signature SHAYLEN BUDREAU Capacity Grantee/Buyer

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: STAR STEWART
Address: 193 Cameros Avenue
City: Henderson
State: NV Zip: 89002

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: SHAYLEN BUDREAU and KRISTY BUDREAU
Address: P O Box 251
City: Caliente
State: NV Zip: 89008

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

Print Name: Cow County Title Co. Escrow #: 77998
Address: P.O. Box 518, 328 Main Street
City: Pioche State: NV Zip: 89043

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED

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Signature Star Stewart Capacity Grantor/Seller
STAR-STEWART

Signature _____ Capacity Grantee/Buyer
SHAYLEN BUDREAU

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