

Official RecordRecording requested By
FIRST AMERICAN TITLE COMPANY

Lincoln County - NV

Leslie Boucher - Recorder

Fee: \$15.00

Page 1 of 2

RPTT: \$1,166.10

Recorded By: AE

Book- 313 Page- 0202

A.P. No. 013-041-45
Escrow No. 116-2523599-dp/VT
R.P.T.T. \$1,166.10

WHEN RECORDED RETURN TO:

Nicole Burcham and Mike Burcham
P.O. Box 383
Alamo, NV 89001

MAIL TAX STATEMENTS TO:

Nicole Burcham and Mike Burcham
P.O. Box 383
Alamo, NV 89001



0152437

GRANT, BARGAIN and SALE DEED

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

Nathan Phillips and Melissa Phillips, husband and wife

do(es) hereby **GRANT, BARGAIN and SELL** to

Nicole Burcham and Mike Burcham, wife and husband as joint tenants with right of survivorship

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

SITUATE IN THE NORTH HALF (N 1/2) OF SECTION 3, TOWNSHIP 3 SOUTH, RANGE 67 EAST, M.D.B.&M., BEING A PORTION OF LOT 16 OF HIGHLAND KNOLLS SUBDIVISION AS SHOWN ON THE OFFICIAL MAP THEREOF, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOT 16-A AS SHOWN ON THE PARCEL MAP RECORDED MAY 31, 2016 IN THE OFFICE OF THE COUNTY RECORDER OF LINCOLN COUNTY, NEVADA IN BOOK D OF PLATS, PAGE 207 AS FILE NO. 149365, LINCOLN COUNTY, NEVADA RECORDS.

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: 07/27/2017



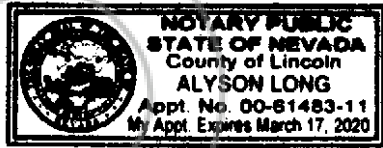
Nathan Phillips
Nathan Phillips

Melissa Phillips
Melissa Phillips

STATE OF NEVADA)
 : ss.
COUNTY OF Lincoln)

This instrument was acknowledged before me on 7-28-2017 by
Nathan Phillips and Melissa Phillips.

Alyson Long
Notary Public
(My commission expires: March 17, 2020)



This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated 07/27/2017 under Escrow No. 116-2523599

STATE OF NEVADA
DECLARATION OF VALUE

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1. Assessor Parcel Number(s)

- a) 013-041-45
- 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'/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:

\$299,000.00

b) Deed in Lieu of Foreclosure Only (value of property)

(\$ _____)

c) Transfer Tax Value:

\$299,000.00

d) Real Property Transfer Tax Due

\$1,166.10

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.

Signature: [Signature]

Capacity: Grantor

Signature: [Signature]

Capacity: Grantor

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

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

Print Name: Nathan Phillips and Melissa Phillips

Print Name: Nicole Burcham and Mike Burcham

Address: P.O. Box 535

Address: P.O. Box 383

City: Caliente

City: Alamo

State: NV Zip: 89008

State: NV Zip: 89001

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

Print Name: First American Title Insurance Company

File Number: 116-2523599 dp/dp

Address: 2500 Paseo Verde Parkway, Suite 120

City: Henderson

State: NV Zip: 89074

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