Official

Recording requested By FIRST AMERICAN TITLE COMPANY

Lincoln County - NV - Recorder Leslie Boucher

of 2 Fee: \$15.00 Page 1 Recorded By: AE RPTT: \$1,166.10

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

## 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

meers Melissa Phillips

STATE OF NEVADA

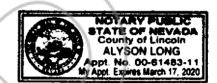
: 55.

**COUNTY OF Lincoln** 

This instrument was acknowledged before me on \_\_\_\_\_\_\_ by

Nathan Phillips and Melissa Phillips.

Notary Public (My commission expires:



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

# DOC # DV-152437

Ø8/02/2017

02:52 PM

### Official Record

## STATE OF NEVADA DECLARATION OF VALUE

1. Assessor Parcel Number(s) a) 013-041-45 b)	DECLARATION OF VALUE	Recording requested By
Les I ie Boucher - Recorder  C) d) C) Direction   Book   Foregree   Direction   Book   Book   Book   Direction   Doubter   Date of Recording   Date of Recording   Notes   Date of Recording   Date of Recording   Notes   Date of Recording   Date of Recording   Date of Recording   Notes   Date of Recording   Date of Recording   Notes   Date of Recording   Date	Assessor Parcel Number(s)	FIRST AMERICAN TITLE COMPANY
2. Type of Property a) Vacant Land b) X Single Fam. Res. C Condo/Twnhse d) 2-4 Plex Book 3Page 0222 Book Page: Date of Recording: Notes: Date of Recording: Notes: Date of Recording: Notes:  1) Other  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 Transfer Tax Due 4. If Exemption Claimed: a. Transfer Tax Exemption, per 375.090, Section: b. Explain reason for exemption:  5. Partial interest: Percentage being transferred: The undersigned declares and acknowledges, under penalty of perjury, pursuant to NRS 375.060 and NRS 375.110, that 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 interests 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: Signature: Capacity:	a) 013-041-45	
2. Type of Property a)		Leslie Boucher – Recorder
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a) Vacant Land b) X Single Fam. Res. c) Condo/Twnhse d) 2-4 Plex e) Apt. Bidg. f) Comm*!/ind*! Book Page. g) Agricultural h) Mobile Home hotes: i) Other 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 Transfer Tax Due 4. If Exemption Claimed: a. Transfer Tax Exemption, per 375.090, Section: b) Explain reason for exemption: 5. Partial Interest: Percentage being transferred: The undersigned declares and acknowledges, under penalty of perjury, pursuant to NRS 375.060 and NRS 375.110, that the information provided herein. Furthermore, the parties agree that disallowance of any claimed exemption, or other determination 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 interests at 1% per month. Pursuant to NRS 375.030, the Buyer and Seller sail be jointly and severally liable for any additional amount owed. Signature:  Signature:  Signature:  Note:  100 %  100 %  110 %	V/	
c) Condo/Twnhse d) 2-4 Plex e) Apt. Bidg. f) Comm'l/Ind'l Date of Recording: g) Agricultural h) Mobile Home i) Other 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 Transfer Tax Due 4. If Exemption Claimed: a. Transfer Tax Exemption, per 375.090, Section: b. Explain reason for exemption: 5. Partial Interest: Percentage being transferred: The undersigned declares and acknowledges, under penalty of, perjury, pursuant to NRS 375.080 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 interests, 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:  SELLER (GRANTOR) INFORMATION (REQUIRED)  Print Name: Nathan Phillips and Melissa Phillips Address: P.O. Box 535 Address: P.O. Box 535 Address: P.O. Box 535 Address: NV Zip: 89008 State: NV Zip: 89001  COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)  File Number: 116-2523599 dp/dp  State: NV Zip: 89074	2. Type of Property	Book- 313 Page- 0202
e) Apt. Bldg. 1) Comm*l/Ind*I Date of Recording: g) Agricultural h) Mobile Home l) Other  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 Transfer Tax Due  4. If Exemption Claimed: a. Transfer Tax Exemption, per 375.090, Section: b) Explain reason for exemption:  5. Partial interest: Percentage being transferred: 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 at due, may result in a penalty of 10% of the tax due plus interests 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: Signature: Signature: Capacity: Capa	a) Vacant Land b) X Single Fam. Res.	FOR RECORDERS OPTIONAL USE ONLY
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d) Real Property Transfer Tax Due  4. If Exemption Claimed:  a. Transfer Tax Exemption, per 375.090, Section: b. Explain reason for exemption:  5. Partial interest: Percentage being transferred:  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:  Signature:  Signature:  Net GRANTOR) INFORMATION  (REQUIRED)  Required  Print Name:  Nathan Phillips and Melissa Phillips  Address:  P.O. Box 535  Address:  P.O. Box 535  Address:  P.O. Box 383  City:  Caliente  State:  NV Zip: 89001  COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyet)  Print Name:  First American Title Insurance Company  Address:  Address:  Pick Number:  Address:  Address:  Address:  NV Zip: 89001  File Number:  Address:  Address:  Print Name:  Address:  Address:  Address:  Address:  NV Zip: 89001  Company/PERSON Paseo Verde Parkway, Suite 120  City:  Henderson  Address:  Address:  NV Zip: 89074	b) Deed in Lieu of Foreclosure Only (value of property)	(\$)
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