

Official Record

Recording requested By
COW COUNTY TITLE COMPANY

Lincoln County - NV
Leslie Boucher - Recorder

Fee: \$35.00 Page 1 of 2
RPTT: Recorded By: AE
Book- 317 Page- 0162

A.P.N. No.:	002-102-19
R.P.T.T.	Exempt # 5
Escrow No.:	79067
Recording Requested By:	
Cow County Title Co.	
Mail Tax Statements To:	Same as below
When Recorded Mail To:	
Tyson C. Nelson	
P O Box 406	
Panaca, NV 89042	



0153727

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That APRIL ANN NELSON, a married woman for valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to TYSON C. NELSON, a married man as his sole and separate property 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:

That portion of the Northwest Quarter (NW1/4) of Section 9, Township 2 South, Range 68 East, M.D.B. & M., more particularly described as follows:

Lot 52 in SUN GOLD MANOR UNIT NO. 1, according to the Official Subdivision Map recorded September 30, 1952 in the Office of the County Recorder of Lincoln County, Nevada in Book A of Plats, page 63 as File No. 27842, Lincoln County, Nevada records.

ASSESSOR'S PARCEL NUMBER FOR 2017 - 2018: 002-102-19

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.

IT IS THE EXPRESS INTENT OF THE GRANTOR, BEING THE SPOUSE OF THE GRANTEE, TO CONVEY ALL RIGHT, TITLE AND INTEREST OF THE GRANTOR, COMMUNITY OR OTHERWISE, IN AND TO THE HEREIN DESCRIBED PROPERTY TO THE GRANTEE AS GRANTEE'S SOLE AND SEPARATE PROPERTY.

Together with all and singular the tenements, hereditments and appurtenances thereunto belonging or in anywise appertaining, and any reversions, remainders, rents, issues or profits thereof.

Dated: January 30, 2018



0153727

Book: 317
Page: 163

02/06/2018
Page: 2 of 2

April Ann Nelson
APRILANN NELSON

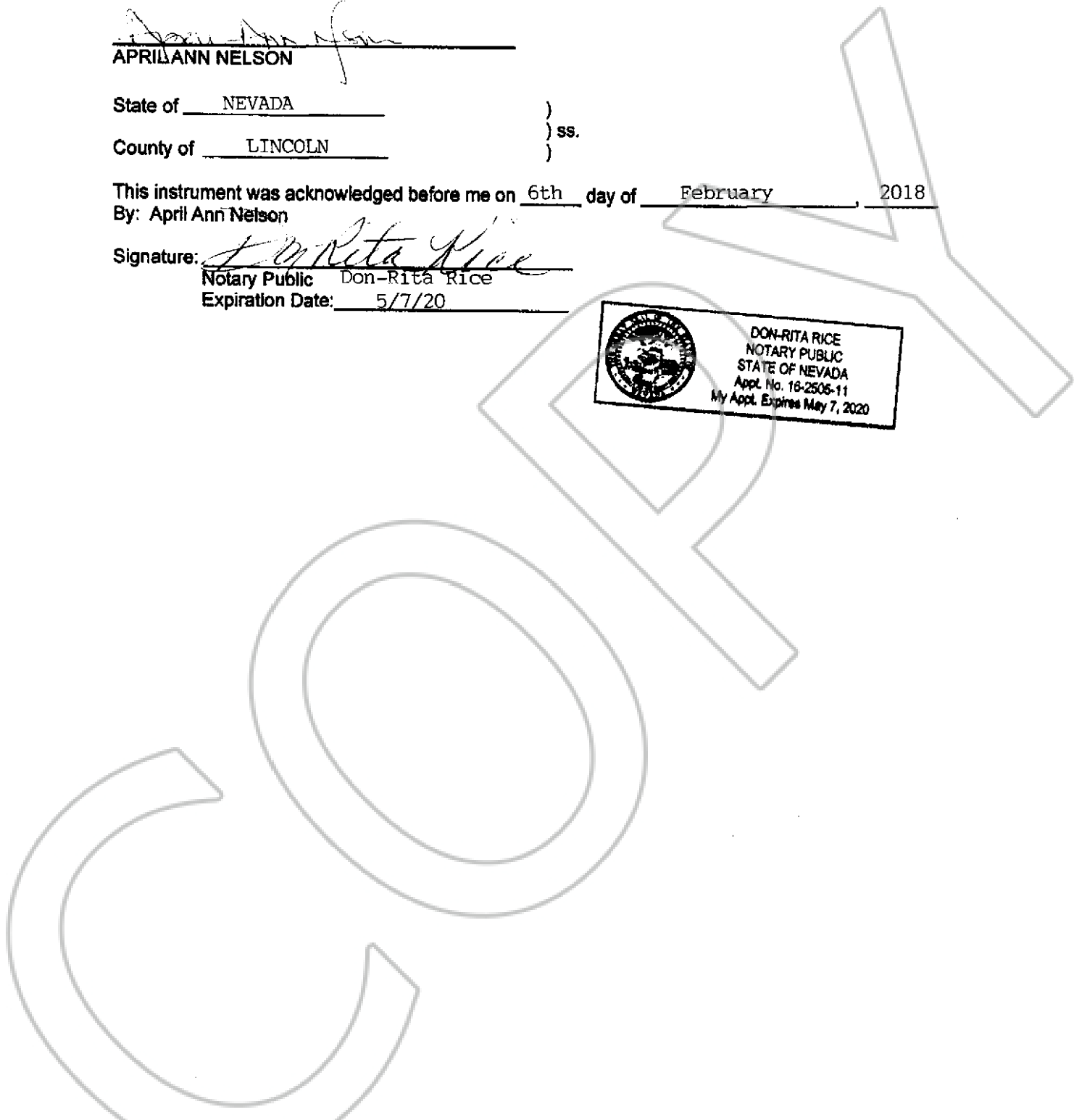
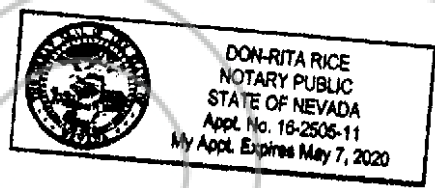
State of NEVADA

County of LINCOLN

)
) ss.
)

This instrument was acknowledged before me on 6th day of February, 2018
By: April Ann Nelson

Signature: *Don-Rita Rice*
Notary Public Don-Rita Rice
Expiration Date: 5/7/20



Recording requested By
COW COUNTY TITLE COMPANY

STATE OF NEVADA

DECLARATION OF VALUE

Lincoln County - NV
Leslie Boucher - Recorder

- 1. Assessor Parcel Number(s)
 - a) 002-102-19
 - b) _____
 - c) _____
 - d) _____

FOR RECORD		Page 1 of 1	Fee: \$35.00
		Recorded By: AE	RPTT:
		Book- 317	Page- 0162
Document/Instrument	_____	Page	_____
Book	_____	Page	_____
Date of Recording:	_____		
Notes:	_____		

- 2. Type of Property
 - a) Vacant Land
 - b) Single Family Res.
 - c) Condo/Townhouse
 - d) 2-4 Plex
 - e) Apartment Bldg.
 - f) Commercial/Industrial
 - g) Agricultural
 - h) Mobile Home
 - i) Other: _____

- 3. a. Total Value/Sales Price of Property \$0.00
- b. Deed in Lieu of Foreclosure Only (Value of Property) _____
- c. Transfer Tax Value \$0.00
- d. REAL PROPERTY TRANSFER TAX DUE: \$0.00

- 4. If Exemption Claimed:
 - a. Transfer Tax Exemption, per NRS 375.090, Section: 5
 - b. Explain Reason for Exemption: Wife deeding to Husband without consideration

- 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: *April Ann Nelson* Capacity: GRANTOR
APRIL ANN NELSON

Signature: *Tyson C. Nelson* Capacity: GRANTEE
TYSON C. NELSON

SELLER (GRANTOR) INFORMATION (REQUIRED)

BUYER (GRANTEE) INFORMATION (REQUIRED)

Print Name: April Ann Nelson
 Address: P O Box 406
 City/ST/Zip Panaca, NV 89042

Print Name: Tyson C. Nelson
 Address: P O Box 406
 City/ST/Zip Panaca, NV 89042

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

Company Name: Cow County Title Co.
 Address: P.O. Box 518, 328 Main Street
 City: Pioche

Escrow No.: 79067
 State: NV
 Zip: 89043

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

(One inch Margin on all sides of Document for Recorder's Use Only)