

LINCOLN COUNTY, NV

**2018-154797**

\$327.50

RPTT:\$292.50 Rec:\$35.00 **06/18/2018 02:13 PM**

FIRST AMERICAN TITLE PASEO VERDE Pgs=3 AE

OFFICIAL RECORD

LESLIE BOUCHER, RECORDER

APN NO.: ~~001-034-08, 001-034-07~~  
**001-034-08 + 001-034-07**

RECORDING REQUESTED BY:  
EQUITY TITLE OF NEVADA

WHEN RECORDED MAIL TO:

Bradley D. Hampton  
172 Silver Street  
Pioche, NV 89043

MAIL TAX STATEMENTS TO:  
SAME AS ABOVE

Affix RPTT: **\$\$ 292.50**  
ESCROW NO.: 18840172 TGR

**2545867**

### GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH THAT:

**Teresa M. Hemmings Talbot, Trustee of The Thomas & Teresa Talbot Trust,  
dated January 21, 2014**

for a valuable consideration, the receipt of which is hereby acknowledged, do hereby Grant,  
Bargain Sell and convey to

**Bradley D. Hampton, an unmarried man**

all that real property situated in the County of Lincoln, State of Nevada, described as follows:

**SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.**

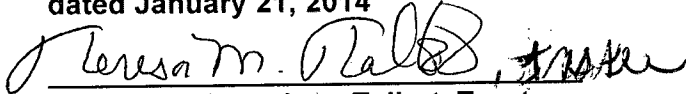
TOGETHER WITH all and singular the tenements, hereditaments and appurtenances  
thereunto belonging to in anywise appertaining.

SUBJECT TO:

1. General and special taxes for the current fiscal year.
2. Covenants, conditions, restrictions, rights of way, easements and reservations of record.

**SELLER:**

The Thomas & Teresa Talbot Trust,  
dated January 21, 2014

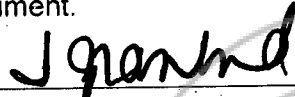
  
Teresa M. Hemmings Talbot, Trustee

STATE OF NEVADA )  
COUNTY OF LINCOLN ) SS:

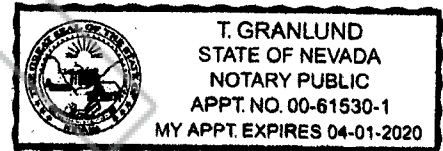
On 6-15-18

personally appeared before me, a Notary Public  
Teresa M. Hemmings Talbot, Trustee of the  
Thomas and Teresa Talbot Trust

who acknowledged that she executed the above  
instrument.

  
Notary Public

My commission expires: 4-1-20



**EXHIBIT "A"**

The land referred to in this Commitment is situated in the County of Lincoln, State of Nevada and is described as follows:

LOTS TWENTY-FOUR (24), TWENTY-FIVE (25), TWENTY-SIX (26), TWENTY-SEVEN (27), TWENTY-EIGHT (28), IN BLOCK NUMBERED FORTY-ONE (41) IN THE TOWN OF PIOCHE, AS SHOWN ON SUPPLEMENT "A" TO THE OFFICIAL PLAT OF SAID TOWN NOW ON FILE IN THE OFFICE OF THE COUNTY RECORDER OF SAID LINCOLN COUNTY, NEVADA.

COPY

**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)  
 a. ~~001-34-08~~ 001-034-08  
 b. 001-34-07 001-034-07  
 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 \_\_\_\_\_

<b>FOR RECORDERS OPTIONAL USE ONLY</b>	
Book _____	Page _____
Date of Recording: _____	
Notes: _____	

3. a. Total Value/Sales Price of Property: \$ 75,000.00  
 b. Deed in Lieu of Foreclosure Only (value of property) \$ \_\_\_\_\_  
 c. Transfer Tax Value \$ 75,000.00  
 d. Real Property Transfer Tax Due: \$ 292.50

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 [Signature] Capacity [Signature]  
 Signature \_\_\_\_\_ Capacity \_\_\_\_\_

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

Print Name: Teresa M. Hemmings Talbot, Trustee of The Thomas & Teresa Talbot Trust, dated January 21, 2014  
 Address: 7529 Silver Leaf Way  
 City: Las Vegas  
 State: NV Zip: 89147

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

Print Name: Bradley D. Hampton  
 Address: 172 Silver Street  
 City: Pioche  
 State: NV Zip: 89043

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

Print Name: Equity Title of Nevada Escrow No.: 18840172-084-TGR  
 Address: 2475 Village View Dr., Suite 250  
 City, State, Zip: Henderson, NV 89074

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

*C/O Futuro  
 2500 Paseo Verde #120 Henderson NV  
 89074*