

LINCOLN COUNTY, NV **2018-155159**
RPTT:\$183.30 Rec:\$35.00
Total:\$218.30 **08/30/2018 01:39 PM**
COW COUNTY TITLE CO. Pgs=3 AK

A.P.N. No.:	003-077-04
R.P.T.T.	\$183.30
Escrow No.:	80078
Recording Requested By:	
Cow County Title Co.	
Mail Tax Statements To:	<i>Same as below</i>
When Recorded Mail To:	
SUSAN M. DEVROY	
P O Box 656	
Caliente, NV 89008	



00001281201801551590030039

OFFICIAL RECORD
LESLIE BOUCHER, RECORDER

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That **DONALD LEE BRADSHAW JR and RHONDA LEE BRADSHAW, husband and wife** for valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to **SUSAN M. DEVROY**, an unmarried woman, 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 Sections 7 and 8, Township 4 South, Range 67 East, M.D.B. & M., more particularly described as follows:

Lot 7 in Block 1 of CALIENTE, Nevada as shown on the Official Subdivision Map thereof recorded November 10, 1904 in the Book of Plats, page 36 and as shown on the compiled Map of Caliente, Lincoln County, Nevada filed in the Book of Plats, page 47, Lincoln County, Nevada records.

ASSESSOR'S PARCEL NUMBER FOR 2018 - 2019: 003-077-04

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.

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: August 24, 2018

Donald Lee Bradshaw Jr
DONALD LEE BRADSHAW JR

Rhonda Lee Bradshaw
RHONDA LEE BRADSHAW

State of Nevada)
County of Lincoln) ss.

This instrument was acknowledged before me on the 29 day of Aug, 2018 By:
DONALD LEE BRADSHAW JR and RHONDA LEE BRADSHAW

Signature: Crystal Budreau
Notary Public
Expiration Date: Apr. 3, 2019



**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a) 003-077-04
 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 Donald Lee Bradshaw Capacity Grantor
 DONALD LEE BRADSHAW JR

Signature Susan M. Devroy Capacity Grantee
 SUSAN M. DEVROY

SELLER (GRANTOR) INFORMATION (REQUIRED)
 Print Name: DONALD LEE BRADSHAW JR and RHONDA LEE BRADSHAW
 Address: P O Box 177
 City: Caliente
 State: NV Zip: 89008

BUYER (GRANTEE) INFORMATION (REQUIRED)
 Print Name: SUSAN M. DEVROY
 Address: P O Box 656
 City: Caliente
 State: NV Zip: 89008

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)
 Print Name: Cow County Title Co. Escrow #: 80078
 Address: P.O. Box 518, 328 Main Street
 City: Pioche State: NV Zip: 89043