

LINCOLN COUNTY, NV **2018-155226**
RPTT:\$575.25 Rec:\$35.00
Total:\$610.25 **09/13/2018 01:31 PM**
COW COUNTY TITLE CO Pgs=4 AK

A.P.N. No.:	002-073-04
R.P.T.T.	\$575.25
Escrow No.:	80026
Recording Requested By:	
Cow County Title Co.	
Mail Tax Statements To:	<i>Same as below</i>
When Recorded Mail To:	
DAVID B. CARLSON	
P O Box 413	
Panaca, NV 89042	



OFFICIAL RECORD
LESLIE BOUCHER, RECORDER

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That **ADRIANA A. BRACKENBURY and JARED L. BRACKENBURY wife and husband** for valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to **DAVID B. CARLSON**, a single man 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:

Lot 128 in SUN GOLD MANOR ADDITION, plat of which was recorded March 7, 1973, in Book A of Plats page 101, as File No. 52689 in the Office of the County Recorder of Lincoln County, Nevada.

ASSESSOR'S PARCEL NUMBER FOR 2018 - 2019: 002-073-04

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.
3. A new Deed of trust to record concurrent

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 28, 2018


Adriana A. Brackenbury
ADRIANA A. BRACKENBURY

Jared L. Brackenbury
JARED L. BRACKENBURY

State of Nevada)
County of Lincoln) ss.

This instrument was acknowledged before me on the 4th day of September ~~August~~, 2018 By:
ADRIANA A. BRACKENBURY and JARED L. BRACKENBURY

Signature: [Signature]
Notary Public
Expiration Date: 1/15/2020

 LARA L. HEISELBETZ
STATE OF NEVADA
NOTARY PUBLIC
APPT. NO. 16-1353-11
MY APPT. EXPIRES 01-16-2020

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)

- a) 002-073-04
- 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 \$147,225.00
Deed in Lieu of Foreclosure Only (value of Property) (_____)
Transfer Tax Value: \$147,225.00
Real Property Transfer Tax Due: \$575.25

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 *Adriana A Brackenburg* Capacity Grantor
ADRIANA A. BRACKENBURY

Signature _____ Capacity Grantee
DAVID B. CARLSON

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: ADRIANA A. BRACKENBURY and
JARED L. BRACKENBURY
Address: P O Box 749
City: Caliente
State: NV Zip: 89008

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: DAVID B. CARLSON
Address: P O Box 413
City: Panaca
State: NV Zip: 89042

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

Print Name: Cow County Title Co. Escrow #: 80026
Address: P.O. Box 518, 328 Main Street
City: Pioche State: NV Zip: 89043

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED

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Signature _____ Capacity Grantor
ADRIANA A. BRACKENBURY

Signature David B. Carlson Capacity Grantee
DAVID B. CARLSON

SELLER (GRANTOR) INFORMATION
(REQUIRED)
 Print Name: ADRIANA A. BRACKENBURY and
JARED L. BRACKENBURY
 Address: P O Box 749
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 State: NV Zip: 89008

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