

A.P.N.: 002-270-11
File No: 119-2547042 (SW)
R.P.T.T.: \$1,394.25

LINCOLN COUNTY, NV **2018-155237**
\$1,429.25
RPTT:\$1394.25 Rec:\$35.00 **09/19/2018 02:42 PM**
FIRST AMERICAN TITLE PASEO VERDE Pgs=3 AK
OFFICIAL RECORD
LESLIE BOUCHER, RECORDER

When Recorded Mail To: Mail Tax Statements To:
Marc C. Croshaw and Ann M. Croshaw
P.O. Box 932
Panaca, NV 89042

GRANT, BARGAIN and SALE DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Daryl B. Bradshaw and Diane L. Bradshaw, husband and wife as joint tenants

do(es) hereby *GRANT, BARGAIN and SELL* to

Marc C. Croshaw and Ann M. Croshaw, husband and wife as joint tenants

the real property situate in the County of Lincoln, State of Nevada, described as follows:

PARCEL 2 OF PARCEL MAP FOR JOSEPH D. WILKIN AND SUSANNE C. WILKIN, RECORDED JANUARY 13, 1997, IN PLAT BOOK B, PAGE 18, AS FILE NO. 107935 AND A PORTION OF PARCEL 1B IN PLAT BOOK B, PAGE 32 DESCRIBED AS PARCEL 2 OF RECORD OF SURVEY IN BOOK B, PAGE 97, IN THE OFFICE OF THE COUNTY RECORDER OF LINCOLN COUNTY, NEVADA, LOCATED IN THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 9, TOWNSHIP 2 SOUTH, RANGE 68 EAST, M.D.B.&M.

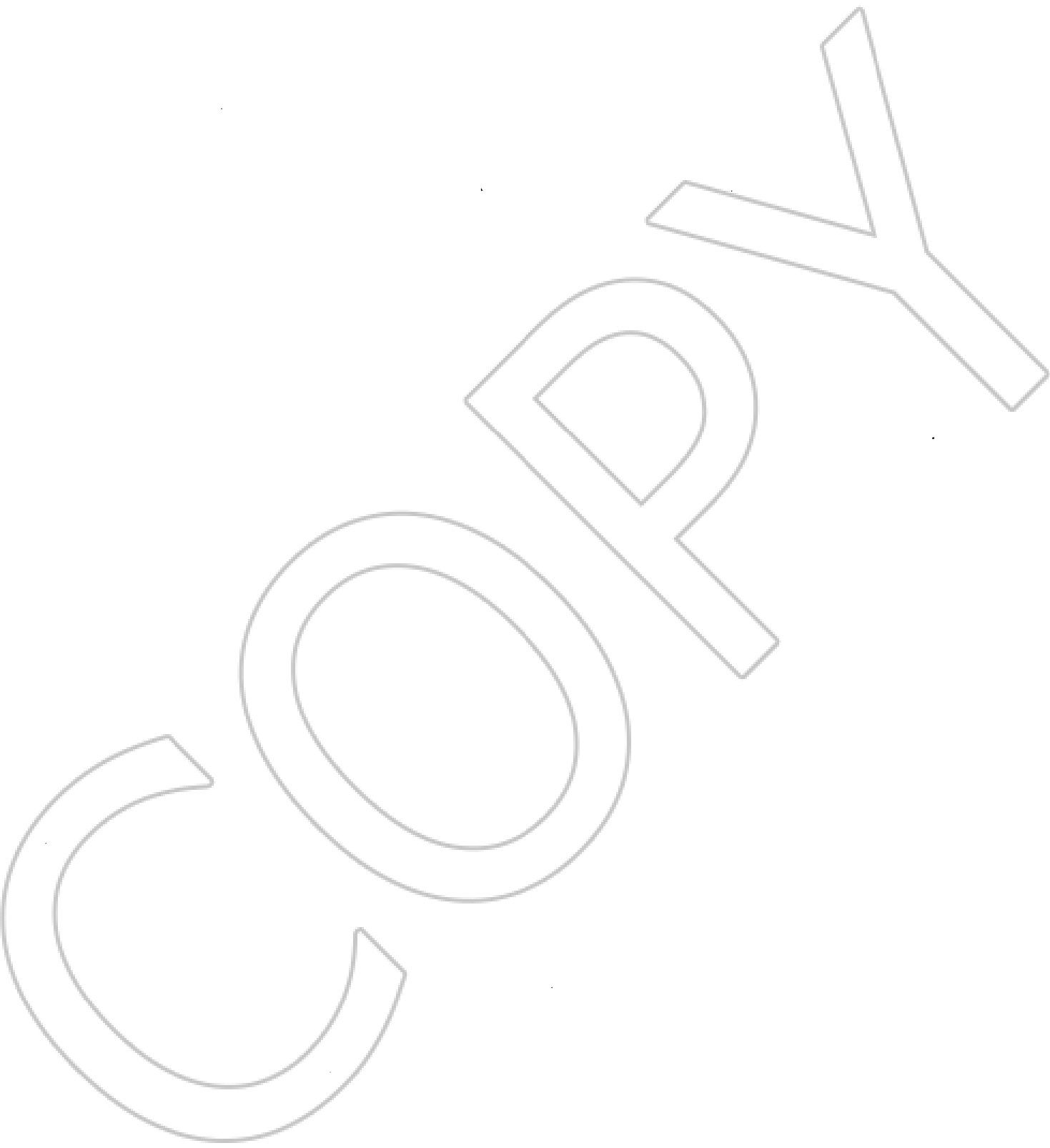
NOTE: PRIOR TO THE ISSUANCE OF ANY POLICY OF TITLE INSURANCE A PROPERLY ENGINEERED LEGAL DESCRIPTION MUST BE SUBMITTED TO THE TITLE DEPARTMENT FOR REVIEW"

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: 06/27/2018



Daryl B. Bradshaw
Daryl B. Bradshaw

Daryl B. Bradshaw

Diane L. Bradshaw
Diane L. Bradshaw

Diane L. Bradshaw

STATE OF **NEVADA**)
 : ss.
COUNTY OF **CLARK**)
 Lincoln

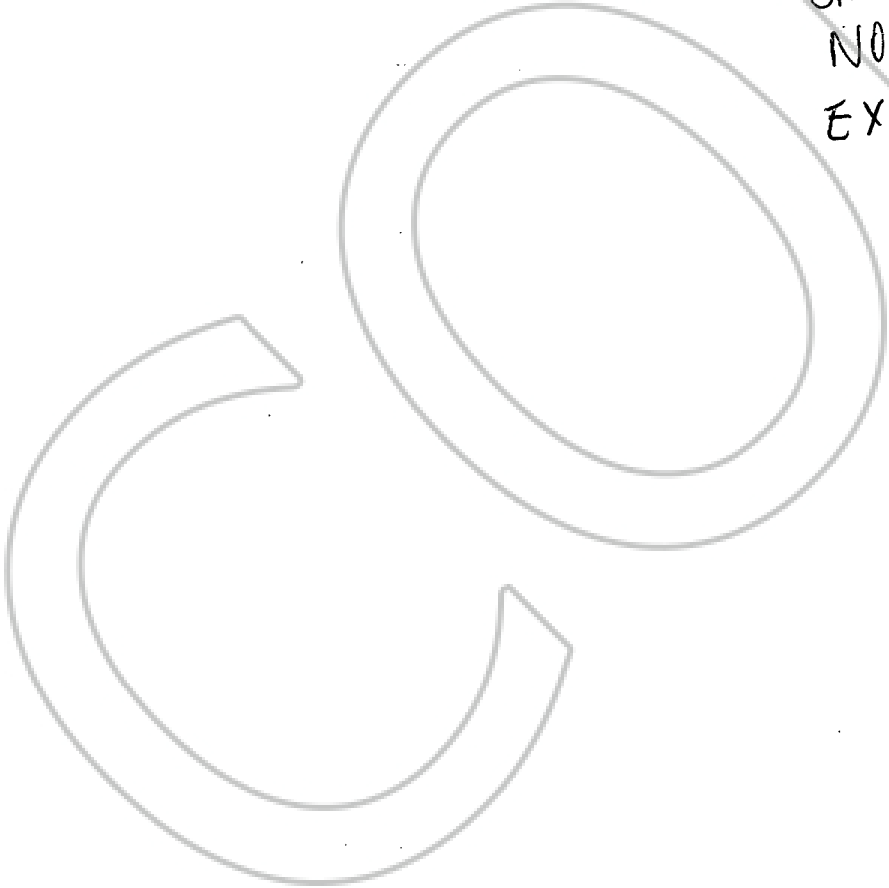
This instrument was acknowledged before me on
August 16, 2018 by
Daryl B. Bradshaw and Diane L. Bradshaw.

Shannon M. Simpson
Notary Public
(My commission expires: 01/20/2019)



This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated 08/14/2018 under Escrow No. 119-2547042

Shannon M. Simpson
NO. 11-4057-11
EXP. 01.20.19



**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 002-270-11
- 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 RECORDERS OPTIONAL USE	
Book _____	Page: _____
Date of Recording: _____	
Notes: _____	

- 3. a) Total Value/Sales Price of Property: \$357,500.00
- b) Deed in Lieu of Foreclosure Only (value of property) (\$ _____)
- c) Transfer Tax Value: \$357,500.00
- d) Real Property Transfer Tax Due \$1,394.25

4. **If Exemption Claimed:**

- a. Transfer Tax Exemption, per 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]*
 Signature: _____

Capacity: Agent
 Capacity: _____

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

Print Name: Daryl B. Bradshaw and Diane L. Bradshaw
 Address: P.O. Box 421
 City: Panaca
 State: NV Zip: 89042

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

Print Name: M. Croshaw
 Address: P.O. Box 932
 City: Panaca
 State: NV Zip: 89042

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

Print Name: Company
 Address: 7251 West Lake Mead Blvd, Suite 100
 City: Las Vegas

File Number: 119-2547042 SW/ SW
 State: NV Zip: 89128

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