

A P N 003-074-02
File No 54439242LA (ddd)
R P T T \$



OFFICIAL RECORD E05
LESLIE BOUCHER, RECORDER

When Recorded Mail To Mail Tax Statements To
JAMES BRADSHAW
323 SPRING ST
CALIENTE, NV 89008

GRANT, BARGAIN and SALE DEED

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

Sharon A Bradshaw, spouse of James William Bradshaw Sr

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

James William Bradshaw, Sr , as his sole and separate property

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

LOTS 15 AND 17 IN BLOCK 6 OF THE CITY OF CALIENTE, NEVADA, AS SHOWN ON THE MAP THEREOF RECORDED NOVEMBER 10, 1904 IN THE OFFICE OF THE COUNTY RECORDER OF LINCOLN COUNTY, NEVADA IN BOOK OF PLATS PAGE 36, AND FURTHER SHOWN IN THE COMPILED MAP OF CALIENTE FILED IN THE BOOK OF PLATS PAGE 47, LINCOLN COUNTY, NEVADA RECORDS

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

THIS DEED IS GIVEN TO DIVEST ANY COMMUNITY PROPERTY INTEREST Sharon A Bradshaw MAY HAVE IN THE ABOVE DESCRIBED REAL PROPERTY BY REASON OF HIS/HER MARRIAGE TO James William Bradshaw, Sr , as his sole and separate property

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 11/19/2018

Escrow Officer
Re **323 North Spring Street, CALIENTE, NV
89008**

11/19/2018
File No 54439242LA (ddd)

AUTHORIZATION FOR DEED

The undersigned hereby authorizes and directs Escrow Holder to prepare a DEED Deed from the undersigned in favor of **James William Bradshaw, Sr** conveying the following described property

LOTS 15 AND 17 IN BLOCK 6 OF THE CITY OF CALIENTE, NEVADA, AS SHOWN ON THE MAP THEREOF RECORDED NOVEMBER 10, 1904 IN THE OFFICE OF THE COUNTY RECORDER OF LINCOLN COUNTY, NEVADA IN BOOK OF PLATS PAGE 36, AND FURTHER SHOWN IN THE COMPILED MAP OF CALIENTE FILED IN THE BOOK OF PLATS PAGE 47, LINCOLN COUNTY, NEVADA RECORDS

Escrow Holder is hereby instructed and authorized to record said Quitclaim Deed concurrently with other documents called for in the above numbered escrow without further authorization and/or approval, and without collection of any funds for the account of the undersigned

Date 11-29-2018

Sharon A Bradshaw
Sharon A Bradshaw

**STATE OF NEVADA
DECLARATION OF VALUE**

- 1 Assessor Parcel Number(s)
 a) 003-074-02
 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 \$0 00
 b) Deed in Lieu of Foreclosure Only (value of property) (\$ _____)
 c) Transfer Tax Value \$0 00
 d) Real Property Transfer Tax Due \$ _____

4 **If Exemption Claimed**

- a Transfer Tax Exemption, per 375 090, Section _____
 b Explain reason for exemption 5

Spouse to
 Spouse *
 No
 Considerati
 on %

- 5 Partial Interest Percentage being transferred _____ on %

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 Sharon A Bradshaw
 Signature James W Bradshaw Sr

Capacity Grantor
 Capacity Grantee

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

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

Print Name Sharon A Bradshaw & James William Bradshaw Sr
 Address 323 Spring Street
 City Caliente
 State Nevada Zip 89008

Print Name James William Bradshaw Sr
 Address 323 Spring Street
 City Caliente
 State Nevada Zip 89008

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

Print Name First American Title
 Address 215 South State Street
 City Salt Lake City

File Number 54439242LA ddd/ BM
 State Utah Zip 84111

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