

<b>A.P.N. No.:</b>	002-011-06 and 012-110-25
<b>R.P.T.T.</b>	\$448.50
<b>Escrow No.:</b>	80409
<b>Recording Requested By:</b>	
Cow County Title Co.	
<b>Mail Tax Statements To:</b>	<i>Same as below</i>
<b>When Recorded Mail To:</b>	
BRACKENBURY FAMILY TRUST, dated January 6, 1997	
P O Box 75	
Yerington, NV 89447	

LINCOLN COUNTY, NV **2019-156154**  
RPTT:\$448.50 Rec:\$35.00  
Total:\$483.50 **04/10/2019 01:49 PM**  
COW COUNTY TITLE Pgs=4 KE



OFFICIAL RECORD  
AMY ELMER, RECORDER

## GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That **ROBERT DELL HILTON and JENICE SEBREE HILTON, husband and wife**, for valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to **HENRY RAY BRACKENBURY and JOI LUENE BRACKENBURY, Trustee of the BRACKENBURY FAMILY TRUST, dated January 6, 1997**, 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:

That portion of the Southeast Quarter (SE1/4) of Section 5, Township 2 South, Range 68 East, M.D.M., described as follows:

Parcel 1 of that certain Parcel Map recorded February 23, 1998 in the Office of the County Recorder of Lincoln County, Nevada in Book B of Plats, page 92 as File No. 110469, Lincoln County, Nevada records.

EXCEPTING THEREFROM any portion of said land now described as Parcel 2 of the Record of Survey Boundary Line Adjustment Map recorded January 14, 2019 as File No. 2019-155740, Lincoln County, Nevada records.

ASSESSOR'S PARCEL NUMBER FOR 2018 - 2019: 002-011-06 (ptn)  
012-110-25

**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: February 08, 2019

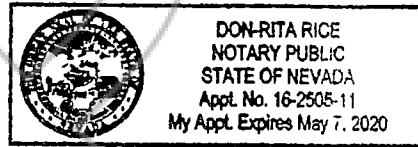
Robert Dell Hilton  
ROBERT DELL HILTON

Janice Sebree Hilton By Robert Dell Hilton  
JENICE SEBREE HILTON by HER ATTORNEY-IN-FACT  
ROBERT D. HILTON her attorney-in-fact

State of NEVADA )  
County of LINCOLN ) ss.

This instrument was acknowledged before me on the 8th day of April, 2019 By:  
ROBERT DELL HILTON

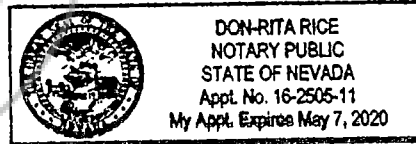
Signature: Don-Rita Rice  
Notary Public Don-Rita Rice  
Expiration Date: 5/7/20



State of NEVADA )  
County of LINCOLN )

This instrument was acknowledged before me on April 8, 2019, 2019 by  
ROBERT D. HILTON as attorney in fact for JANICE SEBREE HILTON

Signature: Don-Rita Rice  
Notary Public Don-Rita Rice  
Expiration Date: 5/7/20



**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)  
 a) 002-011-06  
 b) 012-110-25  
 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 RECORDER'S OPTIONAL USE ONLY</b>	
Book: _____	Page: _____
Date of Recording: _____	
Notes: _____	

3. Total Value/Sale Price of Property \$115,000.00  
 Deed in Lieu of Foreclosure Only (value of Property) ( \_\_\_\_\_ )  
 Transfer Tax Value: \$115,000.00  
 Real Property Transfer Tax Due: \$448.50

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 *Robert Dell Hilton* Capacity Grantor  
 ROBERT DELL HILTON

Signature \_\_\_\_\_ Capacity Grantee  
 HENRY RAY BRACKENBURY, Trustee

**SELLER (GRANTOR) INFORMATION**  
**(REQUIRED)**  
 Print Name: ROBERT DELL HILTON and JENICE SEBREE HILTON  
 Address: P O Box 405  
 City: Panaca  
 State: NV Zip: 89042

**BUYER (GRANTEE) INFORMATION**  
**(REQUIRED)**  
 Print Name: BRACKENBURY FAMILY TRUST, dated January 6, 1997  
 Address: P O Box 75  
 City: Yerington  
 State: NV Zip: 89447

**COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)**  
 Print Name: Cow County Title Co. Escrow #: 80409  
 Address: P.O. Box 518, 328 Main Street  
 City: Pioche State: NV Zip: 89043

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Signature \_\_\_\_\_ Capacity Grantor  
ROBERT DELL HILTON

Signature Henry Ray Brackenbury Capacity Grantee  
HENRY RAY BRACKENBURY, Trustee

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

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 State: NV Zip: 89447

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 City: Pioche State: NV Zip: 89043

**AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED**