

A.P.N.: 002-270-21
File No: 119-2565077 (SC)
R.P.T.T.: \$89.70

LINCOLN COUNTY, NV **2019-156582**
\$124.70
RPTT:\$89.70 Rec:\$35.00 **06/07/2019 02:17 PM**
FIRST AMERICAN TITLE PASEO VERDE Pgs=2 AK
OFFICIAL RECORD
AMY ELMER, RECORDER

When Recorded Mail To: Mail Tax Statements To:
Robert Charles Phillips and Rochelle Riggs Phillips
PO Box 462
Panaca, NV 89042

GRANT, BARGAIN and SALE DEED

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

Daryl B. Bradshaw, a married man as his sole and separate property

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

Robert Charles Phillips and Rochelle Riggs Phillips, husband and wife as joint tenants with right of survivorship

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

LOT 2D AS SHOWN BY MAP THEREOF ON FILE IN FILE C OF PARCEL MAPS, PAGE 136 AND AMENDED BY THAT CERTIFICATE OF AMENDMENT RECORDED SEPTEMBER 5,2006 IN FILE NO 127189 IN THE OFFICE OF THE COUNTY RECORDER, OF LINCOLN COUNTY, NEVADA.

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.

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.

Date: 05/13/2019

Daryl B. Bradshaw

Daryl B. Bradshaw

Bradshaw

STATE OF NEVADA)
COUNTY OF ~~CLARK~~) ss.
 Lincoln

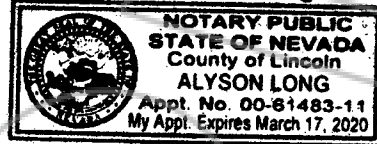
This instrument was acknowledged before me on
June 6, 2019 by

Daryl B. Bradshaw.

Alyson Long
Notary Public

(My commission expires: March 17, 2020)

Alyson Long



#00-61483-11
EXP. 3.17.2020

This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated 06/05/2019 under Escrow No. 119-2565077

COPIES

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
 a) 002-270-21
 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: \$23,000.00
 b) Deed in Lieu of Foreclosure Only (value of property) (\$ _____)
 c) Transfer Tax Value: \$23,000.00
 d) Real Property Transfer Tax Due \$89.70

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)**

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

Print Name: Daryl B. Bradshaw
 Address: HC10 - Box 18
 City: Pioche
 State: NV Zip: 89043

Print Name: Robert Charles Phillips and
Rochelle Riggs Phillips
 Address: PO Box 462
 City: Panaca
 State: NV Zip: 89042

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

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

File Number: 119-2565077 SC/ hw
 State: NV Zip: 89128

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