

<b>A.P.N. No.:</b>	003-144-01
<b>R.P.T.T.</b>	\$565.50
<b>Escrow No.:</b>	80966
<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>	
GERALD BURNS	
770 W Lone Mountain Rd, Apt 2125	
North Las Vegas, NV 89031	

LINCOLN COUNTY, NV      **2019-157223**  
RPTT:\$565.50 Rec:\$35.00  
Total:\$600.50      10/22/2019 12:00 PM  
COW COUNTY TITLE      Pgs=5 KE



OFFICIAL RECORD  
AMY ELMER, RECORDER

## GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That **WILLIAM J. HART and BOBBI JO HART, husband and wife** for valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to **GERALD BURNS**, a married man as his sole and separate property 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:

Lots 5 and 6 and the North 64.76 feet of Lot 4 in Block D of the WEST END ADDITION to the City of Caliente, Lincoln County, Nevada as shown on the Subdivision Map thereof recorded October 6, 1926 in the Office of the County Recorder of Lincoln County, Nevada in Book A of Plats, page 44, Lincoln County, Nevada records.

ASSESSORS'S PARCEL NUMBER FOR 2019 - 2020: 003-144-01

**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.

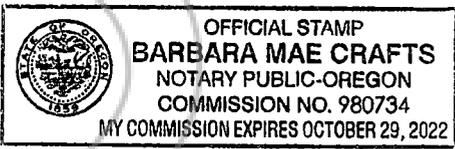
Dated: September 23, 2019

Bobbi Jo Hart  
BOBBI JO HART

State of Oregon )  
County of Herney ) ss.

This instrument was acknowledged before me on the 9 day of October, 2019.  
BY: BOBBI JO HART

Signature: Barbara Mae Crafts  
Notary Public  
Expiration Date: 10/29/2022





**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)  
 a) 003-144-01  
 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 \_\_\_\_\_

<b>FOR RECORDER'S OPTIONAL USE ONLY</b>	
Book: _____	Page: _____
Date of Recording: _____	
Notes: _____	

3. Total Value/Sale Price of Property \$145,000.00  
 Deed in Lieu of Foreclosure Only (value of Property) ( \_\_\_\_\_ )  
 Transfer Tax Value: \$145,000.00  
 Real Property Transfer Tax Due: \$565.50

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 WILLIAM J. HART Capacity Grantor

Signature GERALD BURNS Capacity Grantee

**SELLER (GRANTOR) INFORMATION**  
**(REQUIRED)**  
 Print Name: WILLIAM J. HART and BOBBI JO HART  
 Address: P O Box 623  
 City: Burns  
 State: OR Zip: 97720

**BUYER (GRANTEE) INFORMATION**  
**(REQUIRED)**  
 Print Name: GERALD BURNS  
 Address: 770 W Lone Mountain Rd, Apt 2125  
 City: N Las Vegas  
 State: NV Zip: 89031

**COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)**  
 Print Name: Cow County Title Co. Escrow #: 80966  
 Address: P.O. Box 518, 328 Main Street  
 City: Pioche State: NV Zip: 89043

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Signature  Capacity Grantor  
 WILLIAM J. HART

Signature \_\_\_\_\_ Capacity Grantee  
 GERALD BURNS

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