

LINCOLN COUNTY, NV

2020-158134

\$37.00

RPTT:\$0.00 Rec:\$37.00

02/28/2020 11:55 AM

FA NV NTC MAIN

Pgs=3 AK

OFFICIAL RECORD

AMY ELMER, RECORDER

E03

A.P.N.: 003-192-14 and 003-192-13 and 003-192-01  
File No: 13896-2582964 (JL)  
R.P.T.T.: \$Exempt 3

When Recorded Mail To: Mail Tax Statements To:  
David R. Brune and Sharon L. Brune  
508 Burton St  
Henderson NV 89015-7415

***GRANT, BARGAIN and SALE DEED***

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

David Brune and Sharon Brune, husband and wife, as joint tenants

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

David R. Brune and Sharon L. Brune, 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:

**PARCEL 1:**

**LOT TWO (2) AND THE NORTH HALF (N 1/2) OF LOT FOUR (4) IN BLOCK "B" OF DENTON HEIGHTS AS SHOWN ON THE MAP THEREOF RECORDED SEPTEMBER 11, 1906 IN BOOK "A" OF PLATS, PAGE 14 AS FILE NO. 926 OF OFFICIAL RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF LINCOLN COUNTY, NEVADA.**

**PARCEL 2:**

**COMMENCING AT THE CENTER OF SECTION 8, TOWNSHIP 4 SOUTH, RANGE 67 EAST, M.D.B.&M., THENCE EASTERLY APPROXIMATELY FIFTY FEET TO THE NORTHWEST CORNER OF DENTON HEIGHTS ADDITION TO THE TOWN OF CALIENTE, THENCE ALONG THE WESTERLY SIDE OF DENTON HEIGHTS ADDITION TO THE SOUTHWEST CORNER OF SAID ADDITION; A DISTANCE OF APPROXIMATELY 75 FEET; THENCE DUE WEST TO THE WEST SIDE LINE OF THE NORTHWEST QUARTER (NW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 8; THENCE NORTH ALONG SAID WEST SIDE LINE OF THE NORTHWEST QUARTER (NW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 8 TO THE POINT OF BEGINNING.**

**PARCEL 3:**

**A PARCEL OF LAND SITUATED IN THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 8,**

**TOWNSHIP 4 SOUTH, RANGE 67 EAST, M.D.M., BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:**

**BEGINNING AT THE NORTHEAST CORNER OF LOT 2, MAP OF DENTON HEIGHTS, AS RECORDED IN BOOK PLAT A, PAGE 14, ON SEPTEMBER 11, 1906, IN THE OFFICIAL RECORDS OF THE LINCOLN COUNTY RECORDER;**

**THENCE S 61°42' W ALONG THE NORTHERLY BOUNDARY OF SAID LOT 2, A DISTANCE OF 130.00 FEET TO THE NORTHWEST CORNER OF SAID LOT 2;**

**THENCE N 28°18' W PARALLEL WITH DENTON AVENUE, A DISTANCE OF 30.00 FEET;**

**THENCE N 61°42' E PARALLEL WITH THE SAID NORTHERLY BOUNDARY OF LOT 2, A DISTANCE OF 130.00 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY OF DENTON AVENUE;**

**THENCE S 28°18' E ALONG SAID RIGHT-OF-WAY A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING.**

**NOTE: THE ABOVE METES AND BOUND DESCRIPTION APPEARED PREVIOUSLY IN THAT CERTAIN DOCUMENT RECORDED SEPTEMBER 28, 1992, IN BOOK 103, PAGE 341, AS INSTRUMENT NO. 99397.**

*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.



**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 003-192-14
- b) 003-192-13
- c) 003-192-01
- 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: \$N/A
- b) Deed in Lieu of Foreclosure Only (value of property) (\$N/A)
- c) Transfer Tax Value: \$N/A
- d) Real Property Transfer Tax Due \$N/A

4. **If Exemption Claimed:**

- a. Transfer Tax Exemption, per 375.090, Section: 3
- b. Explain reason for exemption: Recognize true status-ki record to include middle initials and match current vesting without consideration

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: Sharon L. Brune  
Signature: \_\_\_\_\_

Capacity: Grantor  
Capacity: Grantee

**SELLER (GRANTOR) INFORMATION**  
**(REQUIRED)**  
Print Name: David Brune and Sharon Brune  
Address: 508 Burton St  
City: Henderson  
State: NV Zip: 89015-7415

**BUYER (GRANTEE) INFORMATION**  
**(REQUIRED)**  
Print Name: Sharon L. Brune  
Address: 508 Burton St  
City: Henderson  
State: OR Zip: 89015-7415

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

Print Name: FA NV NTC Main  
Address: 10000 W. Charleston Blvd, Suite 180  
City: Las Vegas

File Number: 13896-2582964 JL/ ch  
State: NV Zip: 89135

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