

LINCOLN COUNTY, NV
\$87.70
RPTT:\$50.70 Rec:\$37.00
COW COUNTY TITLE CO.
OFFICIAL RECORD
AMY ELMER, RECORDER

2020-158314
05/05/2020 10:21 AM
Pgs=2 KE

A.P.N. No.:	001-240-25
R.P.T.T.	\$23.40
Escrow No.:	81779
Recording Requested By:	
Cow County Title Co.	
Mail Tax Statements To:	<i>Same as below</i>
When Recorded Mail To:	
VACANT LAND USA, LLC, a Wyoming Limited Liability Company	
500 Westover Dr. # 11802	
Sanford, NC 27330	

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That **PAUL S. BROWN and VELMA E. BROWN, husband and wife**, for valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to **VACANT LAND USA, LLC, a Wyoming Limited Liability Company**, 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:

A portion of the North Half (N ½) of the Southwest Quarter (SW ¼) of the Northeast Quarter (NE ¼) of Section 14, Township 1 North, Range 67 East, M.D.B.&M., more particularly described as follows:

Parcel 3 of that certain parcel map recorded August 22, 1994 in the Office of the County Recorder of Lincoln County, Nevada in Book A of Plats, page 427 as File No. 102257, Lincoln County, Nevada records.

ASSESSOR'S PARCEL NUMBER FOR 2019 - 2020: 001-240-25

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: March 19, 2020

Paul S. Brown
PAUL S. BROWN

Velma E. Brown
VELMA E. BROWN

State of Arizona)
County of Maricopa) ss.

This instrument was acknowledged before me on the 28th day of March, 2020 By:
PAUL S. BROWN and VELMA E. BROWN

Signature: [Signature]
Notary Public
Expiration Date: 10/09/2023



MICHAEL GLIME
Notary Public - Arizona
Maricopa Co. / #571469
Expires 10/09/2023

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)

- a) 001-240-25 _____
- 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 RECORDER'S OPTIONAL USE ONLY	
Book: _____	Page: _____
Date of Recording: _____	
Notes:	

3. Total Value/Sale Price of Property _____ \$12,892⁰⁰

Deed in Lieu of Foreclosure Only (value of Property) _____

Transfer Tax Value: _____ \$12,892⁰⁰

Real Property Transfer Tax Due: _____ \$50.70

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 Paul S. Brown Capacity Grantor
PAUL S. BROWN

Signature _____ Capacity Grantee
ANNIE MARIE SAMUEL

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

Print Name: PAUL S. BROWN and VELMA E. BROWN
Address: 9503 W Country Club Dr.
City: Sun City
State: AZ Zip: 85373-1725

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

Print Name: VACANT LAND USA, LLC, a Wyoming Limited Liability Company
Address: 500 Westover Dr. # 11802
City: Sanford
State: NC Zip: 27330

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

Print Name: Cow County Title Co. Escrow #: 81779
Address: P.O. Box 518, 328 Main Street
City: Pioche State: NV Zip: 89043

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Signature PAUL S. BROWN Capacity Grantor

Signature *Annie Samuel* Capacity Grantee
ANNIE MARIE SAMUEL,

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AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED