

RECORDING REQUESTED BY:

Skaja, Daniels, Lister & Permito, LLP

**WHEN RECORDED, MAIL TO:
AND MAIL TAX STATEMENTS TO:**

Jared and Adriana Brackenburg
PO Box 749
Caliente, NV 89008



OFFICIAL RECORD
AMY ELMER, RECORDER

E03

APN: 013-020-03

Space above this line for Recorder's Use Only

CORRECTION DEED

This Correction Deed shall hereby correct the effect of a deed dated February 20, 2020, executed by CHARLOTTE S. HOTCHKISS, Trustee of the Charlotte S. Hotchkiss Declaration of Trust dated June 25, 1991, as Grantor, to JARED BRACKENBURY and ADRIANA BRACKENBURY, the Grantees, husband and wife as joint tenants, signed February 24, 2020, and recorded on February 24, 2020 as document number 2020-158111 of Official Records, which was intended to transfer the property, but failed to include the proper legal description.

FOR GOOD AND VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

CHARLOTTE S. HOTCHKISS, Trustee of the Charlotte S. Hotchkiss Declaration of Trust dated June 25, 1991

Does hereby REMISE, RELEASE, and FOREVER QUITCLAIM to

JARED BRACKENBURY and ADRIANA BRACKENBURY, husband and wife as joint tenants

the following described real property in the County of Lincoln, State of Nevada:

See Exhibit A attached hereto and made a part hereof.

Date: 07/15/2020

Charlotte S Hotchkiss
CHARLOTTE S. HOTCHKISS, Trustee

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

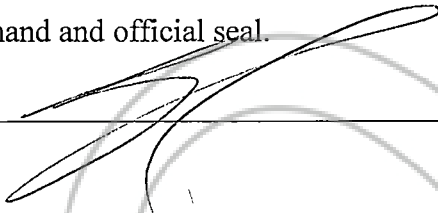
State of California
County of San Diego

On July 15, 2020, before me, Elissa Hayward, notary public, personally appeared CHARLOTTE S. HOTCHKISS, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her authorized capacity, and that by her signature on the instrument, the person, or the entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____



(Seal)



EXHIBIT A

The Northeast Quarter (NE4), the East Half of the Northwest Quarter (E2 NW4) and the Northwest Quarter of the Southwest Quarter (NW4 SW4), Section 28, Township 3 South, Range 67 East, MDB&M, excepting therefrom 1 acre of land, more or less, situated South of Dow Spring and being on the West side of U.S. Highway 93 with the NW4 SW4 of said Section 28. This excepted parcel of land was conveyed by J.A. Yoacham to Fred Lawry by deed dated May 15, 1932, recorded in Book D-1 of Real Estate Deeds at page 369 of the Lincoln County, Nevada, records. This parcel is sometimes known as or referred to as Cove Tavern.

Excepted from the above-described parcels of ground are:

- a. Right-of-way for power transmission line granted to Lincoln County Power District No. 1 by deed recorded in Book E-1 of Real Estate Deeds, page 123, Lincoln County Records.
- b. Land heretofore granted by previous owners of highway and railroad purposes.

Together with any and all improvements situated and being on the said land and including any and all water and water rights appurtenant thereto, either vested or appearing of record in the Office of the State Engineer of the State of Nevada.

Together with a nay and all grazing rights, grazing privileges or United States Bureau of Land Management permits to graze cattle on the Public Domain, including any and all grazing rights, privileges or permits which have been granted by virtue of the ownership of the above-described real property and which said grazing privileges are situated in the "Panaca Unit" of the Bureau of Land Management District No. 5.

TOGETHER with all singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining and the reversions, remainders, rents, issues and profits there of.

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)

- a) 013-020-03
- 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
- Other _____

FOR RECORDER'S OPTIONAL USE ONLY	
Book: _____	Page: _____
Date of Recording: _____	
Notes: _____	

3. Total Value/Sales Price of Property

\$ 0

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

Transfer Tax Value: \$ _____

Real Property Transfer Tax Due \$ 0

4. **If Exemption Claimed:**

a. Transfer Tax Exemption per NRS 375.090, Section 3

b. Explain Reason for Exemption: Correcting Document number
2020-159111 missing legal Description

5. Partial Interest: Percentage being transferred: _____%

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 _____ Capacity _____

Signature [Signature] Capacity Grantee

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

Print Name: See bottom
Address: 2526 Mountain View Dr. Escondido
City: Escondido
State: CA Zip: 92027

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

Print Name: Jared Brackenbury and Adriana Brackenbury
Address: P.O. Box 749
City: Caliente
State: NV Zip: 89009

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

Print Name: _____ Escrow #: _____
Address: _____
City: _____ State: _____ Zip: _____

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED

* Charlotte S. Hotchkiss Declaration of trust