



OFFICIAL RECORD  
AMY ELMER, RECORDER

<b>A.P.N. No.:</b>	002-152-19
<b>R.P.T.T.</b>	\$643.50
<b>Escrow No.:</b>	82587
<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>	
ANTHONY M. POULSEN and ANITA A. POULSEN	
P O Box 443	
Panaca, NV 89042	

## GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That **ANDREW BLEAK and JENNY BLEAK, husband and wife** for valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to **ANTHONY M. POULSEN and ANITA A. POULSEN, husband and wife as joint tenants**, 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:

That portion of Block Thirty-Five (35) in the Town of Panaca, Lincoln County, Nevada, more particularly described as follows:

Parcel 2 of that certain Parcel Map recorded May 18, 2004 in the Office of the County Recorder of Lincoln County, Nevada in Book C of Plats, page 44 as File No. 122348, Lincoln County, Nevada records.

EXCEPTING THEREFROM that portion as conveyed to Justin and Larissa Frehner by that certain Quitclaim Deed recorded September 20, 2006 in Book 222, page 495, as File No. 127444 in the Office of the County Recorder, Lincoln County, Nevada.

ASSESSOR'S PARCEL NUMBE FOR 2020 - 2021: 002-152-19

**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: November 04, 2020

Andrew Bleak  
ANDREW BLEAK

Jenny Bleak  
JENNY BLEAK

State of Nevada )  
County of Lincoln ) ss.

This instrument was acknowledged before me on the 6<sup>th</sup> day of November, 2020 By:  
ANDREW BLEAK and JENNY BLEAK

Signature: Betsy Comella  
Notary Public  
Expiration Date: 11-24-2020



**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)

- a) 002-152-19
- 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

\$165,000.00

Deed in Lieu of Foreclosure Only (value of Property) ( \_\_\_\_\_ )

Transfer Tax Value: \_\_\_\_\_ \$165,000.00

Real Property Transfer Tax Due: \_\_\_\_\_ \$643.50

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 *Andrew Bleak* Capacity Grantor  
ANDREW BLEAK

Signature \_\_\_\_\_ Capacity Grantee  
ANTHONY M. POULSEN

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

Print Name: ANDREW BLEAK and JENNY BLEAK  
Address: P O Box 565  
City: Panaca  
State: NV Zip: 89042

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

Print Name: ANTHONY M. POULSEN and ANITA A. POULSEN  
Address: P O Box 443  
City: Panaca  
State: NV Zip: 89042

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

Print Name: Cow County Title Co. Escrow #: 82587  
Address: P.O. Box 518, 328 Main Street  
City: Pioche State: NV Zip: 89043

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

**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)

- a) 002-152-19
- 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 \$165,000.00  
 Deed in Lieu of Foreclosure Only (value of Property) ( \_\_\_\_\_ )  
 Transfer Tax Value: \$165,000.00  
 Real Property Transfer Tax Due: \$643.50

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 \_\_\_\_\_ Capacity Grantor  
ANDREW BLEAK

Signature *Anthony M. Poulsen* Capacity Grantee  
ANTHONY M. POULSEN

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

Print Name: ANDREW BLEAK and JENNY BLEAK  
 Address: P O Box 565  
 City: Panaca  
 State: NV Zip: 89042

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

Print Name: ANTHONY M. POULSEN and ANITA A. POULSEN  
 Address: P O Box 443  
 City: Panaca  
 State: NV Zip: 89042

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

Print Name: Cow County Title Co. Escrow #: 82587  
 Address: P.O. Box 518, 328 Main Street  
 City: Pioche State: NV Zip: 89043