

LINCOLN COUNTY, NV **2021-159569**
\$134.50
RPTT:\$97.50 Rec:\$37.00 **02/01/2021 11:29 AM**
FIRST AMERICAN TITLE INSURANCE COMPANY
OFFICIAL RECORD
AMY ELMER, RECORDER

A.P. No. 013-150-27
Escrow No. 13895-2613516-RC/CJ
R.P.T.T. \$97.50

WHEN RECORDED RETURN TO:

Matty's World LLC
5225 Renault ave
Las Vegas, NV 89142

MAIL TAX STATEMENTS TO:

Matty's World LLC
5225 Renault ave
Las Vegas, NV 89142

GRANT, BARGAIN and SALE DEED

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

Clinton Wiley Bradshaw, a single man

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

Matty's World LLC

the real property situate in the County of Lincoln, State of Nevada, described as follows:


**LOT 11 OF PARCEL MAP FOR BILL OESTERLY AND SHIRLEE HANSEN RECORDED
FEBRUARY 06, 2006 IN PLAT BOOK C, PAGE 167 AS FILE NO. 125909 LYING WITHIN
SECTIONS 10, AND 15, TOWNSHIP 3 SOUTH, RANGE 67 EAST, MDB AND M., LINCOLN
COUNTY, NEVADA.**

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.

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.

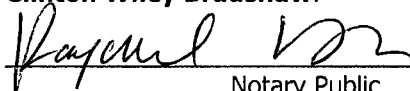
Date: Print Date 01/27/2021



Clinton Wiley Bradshaw


STATE OF **NEVADA**)
 : **ss.**
COUNTY OF **CLARK**)

This instrument was acknowledged before me on
1/27/2021 by
Clinton Wiley Bradshaw.



Notary Public
(My commission expires: 6/24/2024)

This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated Print
Date 01/27/2021 under Escrow No. 13895-2613516

	Raychel Bitterman NOTARY PUBLIC STATE OF NEVADA Appt. No. 20-8714-01 My Appt. Expires June 24, 2024
---	---

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
 a) 013-150-27
 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 RECORDERS OPTIONAL USE ONLY	
Book _____	Page: _____
Date of Recording: _____	
Notes: _____	

3. a) Total Value/Sales Price of Property: \$25,000.00
 b) Deed in Lieu of Foreclosure Only (value of property) (\$ _____)
 c) Transfer Tax Value: \$25,000.00
 d) Real Property Transfer Tax Due \$97.50

4. **If Exemption Claimed:**
 a. Transfer Tax Exemption, per 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: _____
 Signature: _____

Capacity: grantor
 Capacity: _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: Clinton Wiley Bradshaw
 Address: Po Box 301
 City: Caliente
 State: NV Zip: 89008-0301

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Matty's World LLC
 Address: 5225 Renault ave
 City: Las Vegas
 State: NV Zip: 89142

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

Print Name: First American Title Insurance Company File Number: 13895-2613516 RC/RC
 Address: 2500 N Buffalo Drive, Suite 120
 City: Las Vegas State: NV Zip: 89128

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