

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_  
(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED)



APN: 004-031-25

OFFICIAL RECORD  
AMY ELMER, RECORDER

**WHEN RECORDED, MAIL TO:**

Dee & Kim Turley  
P.O. Box 514  
Alamo, NV 89001  
nab

**MAIL TAX NOTICES TO:**

Dee & Kim Turley  
P.O. Box 514  
Alamo, NV 89001

*Bradley & Amy Campbell  
PO Box 353  
Alamo, NV 89001*

**GRANT, BARGAIN AND SALE DEED**

THIS DEED is executed on December 1, 2020, by Luther Dean Turley & Kimberly Turley, as grantors (the "Grantors"), whose address is 2380 Buckhorn Road, P.O. Box 514, Alamo, NV 89001, in favor of Bradley Campbell & Amy Campbell, as grantees ("Grantees") whose address is 679 Pahroc St., P.O. Box ~~679~~ <sup>353</sup>, Alamo, NV 89001.

**WITNESSETH:**

FOR THE SUM OF TWENTY THOUSAND DOLLARS (\$20,000.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Grantors hereby Grant, Bargain, Sell and Convey to Grantees that certain real property (the "Property") located in Lincoln County, Nevada, which is more particularly described as follows:

PARCEL 2 OF THAT PARCEL MAP FOR HULDA & LAWRENCE E. SHARP IN THE TOWN OF ALAMO, LINCOLN COUNTY NEVADA IN SW 1/4 SE1/4 SECTION 5, TOWNSHIP 7 SOUTH, RANGE 61 EAST, MOUNT DIABLO MERIDIAN, RECORDED AS FILE NO. 118103, PLAT B, PAGE 428 ON MAY 6, 2002 IN THE OFFICE OF THE LINCOLN COUNTY RECORDER, LINCOLN COUNTY, NEVADA.

SUBJECT TO: RIGHTS OF WAY, RESTRICTIONS, RESERVATIONS, CONDITIONS, COVENANTS AND EASEMENTS OF RECORD.

A.P.N. 004-031-25

More commonly known as 153 Broadway Street, Alamo, NV 89001.

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; and

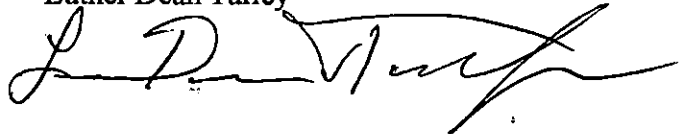
SUBJECT TO all existing liens, encumbrances, rights-of-way, easements, restrictions, reservations and other matters of record enforceable at law or in equity, including, without limitation, the following:

1. Taxes and assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property, or by the public records.
2. Any facts, rights, interests or claims that are not shown by the public records but that could be ascertained by an inspection of the Property or by making inquiry of persons in possession thereof.
  - Easements, claims of easement or encumbrances that are not shown by the public records.
4. Discrepancies, conflicts on boundary lines, shortages in area, encroachments or any other facts that a correct survey would disclose, and that are not shown by public records.
5. Unpatented mining claims, reservations or exceptions in patents or in Acts authorizing the issuance thereof; water rights or claims or title to water.
6. Any lien or right to a lien for services, labor or material heretofore or hereafter furnished, imposed by law and not shown by the public records.
7. Taxes for the current fiscal year.

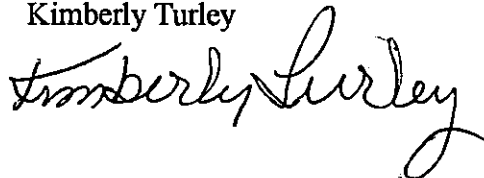
IN WITNESS WHEREOF, Grantors have executed this Deed in favor of Grantees as of the date first set forth above.

"Grantors"

Luther Dean Turley



Kimberly Turley



STATE OF NEVADA            }  
  }ss.  
COUNTY OF LINCOLN        }

On December 4, 2020, before me, Robin E. Simmers, personally appeared **Luther Dean Turley** personally known to me or proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to this **Grant, Bargain and Sale Deed**, and acknowledged that he or she executed it. I declare under penalty of perjury that the person whose name is ascribed to this instrument appears to be of sound mind and under no duress, fraud, or undue influence.



*Robin E. Simmers*  
NOTARY PUBLIC

STATE OF NEVADA            }  
  }ss.  
COUNTY OF LINCOLN        }

On December 4, 2020, before me, Robin E. Simmers, personally appeared **Kimberly Turley** personally known to me or proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to this **Grant, Bargain and Sale Deed**, and acknowledged that he or she executed it. I declare under penalty of perjury that the person whose name is ascribed to this instrument appears to be of sound mind and under no duress, fraud, or undue influence.



*Robin E. Simmers*  
NOTARY PUBLIC

**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)  
 a) 004-031-25  
 b) \_\_\_\_\_  
 c) \_\_\_\_\_  
 d) \_\_\_\_\_

**FOR RECORDERS OPTIONAL USE ONLY**

Book \_\_\_\_\_ Page \_\_\_\_\_

Date of Recording: \_\_\_\_\_

Notes: \_\_\_\_\_

**FOR RECORDERS OPTIONAL USE ONLY**

Book \_\_\_\_\_ Page \_\_\_\_\_

Date of Recording: \_\_\_\_\_

Notes: \_\_\_\_\_

- a) Vacant land    b) Single Fam. Res.  
 c) Condo/Twnhse d) 2-4 Plex  
 e) Apt. Bldg.    f) Commercial  
 g) Agricultural    h) Mobile Home  
 Other \_\_\_\_\_

3. a) Total Value/Sales Price of Property    \$20,000  
 b) Deed in Lieu of Foreclosure Only (value of property)    ( \_\_\_\_\_ -0- )  
 c) Transfer Tax Value    \$ \_\_\_\_\_ -0-  
 d) Real Property Transfer Tax Due    \$ \_\_\_\_\_ -0-

**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 Seller/Grantor

Signature [Signature] Capacity Buyer/Grantee/Trustee

<b>SELLER (GRANTOR) INFORMATION (REQUIRED)</b>				<b>BUYER (GRANTEE) INFORMATION (REQUIRED)</b>			
Print Name:		Luther Dean Turley & Kimberly Turley		Print Name:		Brad Campbell & Amy Campbell	
Address:		2380 Buckhorn Road P.O. Box 514		Address:		679 Pahroc St. P.O. Box 353	
City:		Alamo		City:		Alamo	
State:	NV	Zip:	89001	State:	NV	Zip:	89001
<b>COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)</b>							
Print name:				Escrow #:			
Address:							