

APN: 003-172-08

RECORDING REQUESTED BY
DRIGGS TITLE AGENCY, INC.
WHEN RECORDED RETURN TO AND
MAIL TAX BILL TO:

Annette Raven Brito
P.O. Box 713
Caliente, NV 89008

Escrow No. 21-02-129791TO

2616370

LINCOLN COUNTY, NV **2021-160102**
\$505.00
RPTT:\$468.00 Rec:\$37.00 **05/20/2021 08:56 AM**
FIRST AMERICAN TITLE INSURANCE COMPANY 3 AK
OFFICIAL RECORD
AMY ELMER, RECORDER

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH:

That Patrick Cory Gheen and Krystal S. Gheen, Husband and wife and Andrea S. MacLachlan, an unmarried woman, all as joint tenants with right of survivorship

FOR A VALUABLE CONSIDERATION, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to

Annette Raven Brito, an unmarried woman

All that real property situate in the County of Lincoln, State of Nevada, bounded and described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND BY REFERENCE MADE A PART HEREOF FOR LEGAL DESCRIPTION.

SUBJECT TO:

1. Taxes paid current, rights of way, reservations, restrictions, easements and conditions of record.

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

WITNESS my hand this 18 day of May, 2021.

Patrick Cory Gheen

Patrick Cory Gheen

Krystal S Gheen

Krystal S. Gheen

Andrea S MacLachlan

Andrea S. MacLachlan

State of NEVADA

}
} SS:
}

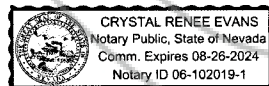
COUNTY OF CLARK

On 05/18/2021, before me the undersigned Notary Public, personally appeared Patrick Cory Gheen, Krystal S. Gheen and Andrea S. MacLachlan, known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature *Crystal Renee Evans*
Crystal Renee Evans

My Commission Expires: 08/26/2024

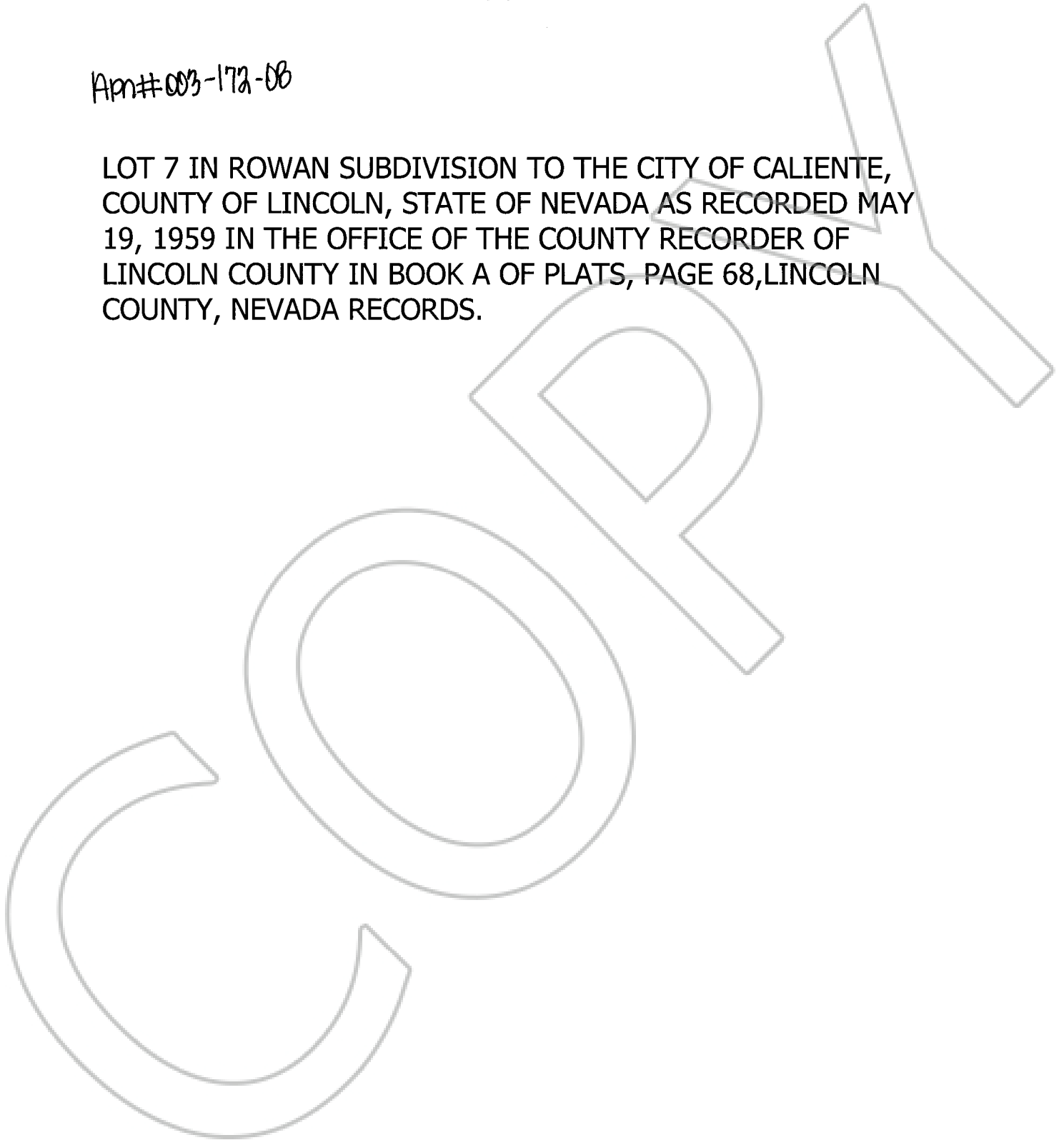


Notarized audio video communication

Exhibit A

Apn# 003-172-08

LOT 7 IN ROWAN SUBDIVISION TO THE CITY OF CALIENTE,
COUNTY OF LINCOLN, STATE OF NEVADA AS RECORDED MAY
19, 1959 IN THE OFFICE OF THE COUNTY RECORDER OF
LINCOLN COUNTY IN BOOK A OF PLATS, PAGE 68, LINCOLN
COUNTY, NEVADA RECORDS.



STATE OF NEVADA DECLARATION OF VALUE

1. Assessor Parcel Number(s):

- a) 003-172-00
- b) _____
- b) _____
- b) _____

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 RECORDERS OPTIONAL USE ONLY	
Book: _____	Page: _____
Date of Recording: _____	
Notes: _____	

- 3. a) Total Value/Sales Price of Property:** 120,000.00
- b) Deed in Lieu of Foreclosure Only (value of property) \$.00
- c) Transfer Tax Value: \$ 120,000.00
- d) Real Property Transfer Tax Due: \$ 468.00

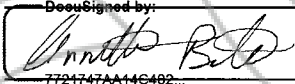
4. If Exemption Claimed:

- a) Transfer Tax Exemption, per NRS 375.090, Section: _____
- b) Explain Reason for Exemption: _____

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: Grantor

DocuSigned by:

7724747AA44C402

Signature: _____ Capacity: Grantee

SELLER (GRANTOR) INFORMATION

BUYER (GRANTEE) INFORMATION

Print Name: Patrick Cory Gheen, Krystal S. Gheen and
 Andrea S. MacLachlan
Address: 120 E. Manchester Lane
City/State/Zip: San Bernadino, CA 92408

Print Name: Annette Raven Brito
Address: P.O. Box 713
City/State/Zip: Caliente, NV 89008

COMPANY/PERSON REQUESTING RECORDING

Driggs Title Agency, Inc.
5550 Painted Mirage Rd Suite 330
Las Vegas, NV 89149

Escrow No. 21-02-129791TO

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED

c/o

First American Title Company
701 N. Green Valley Pkwy #120
Henderson, NV 89074