



OFFICIAL RECORD  
AMY ELMER, RECORDER

A.P.N. No.:	001-193-31
R.P.T.T.	\$1,170.00
Escrow No.:	84697
Recording Requested By:	
Cow County Title Co.	
Mail Tax Statements To:	Same as below
When Recorded Mail To:	
JAMES WARREN BLACKFORD and MARGARET BLACKFORD	
P O Box 185	
Pioche, NV 89043	

## GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That **CURT PHILLIPS and GERRI PHILLIPS, as husband and wife** for valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to **JAMES WARREN BLACKFORD and MARGARET ANN BLACKFORD, 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 the Southwest Quarter (SW1/4) of Section 15, Township 1 North, Range 67 East, M.D.B. & M., described as follows:

Parcel 2 as shown on Parcel Map recorded April 29, 1999 in the Office of the County Recorder of Lincoln County, Nevada in Book B of Plats, Page 211 as File No. 112673, Lincoln County,

ASSESSOR'S PARCEL NUMBER FOR 2021 - 2022: 001-193-31

### 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: September 07, 2021

*Curt Phillips*  
CURT PHILLIPS

*Geri Phillips*  
GERRI PHILLIPS

State of Nevada )  
County of Lincoln ) ss.

This instrument was acknowledged before me on the 29<sup>th</sup> day of October, 2021 By:  
CURT PHILLIPS and GERRI PHILLIPS

Signature: *Julia Oney*  
Notary Public  
Expiration Date: 09-01-2024



**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)  
 a) 001-193-31  
 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 \_\_\_\_\_

<b>FOR RECORDER'S OPTIONAL USE ONLY</b>	
Book: _____	Page: _____
Date of Recording: _____	
Notes: _____	

3. Total Value/Sale Price of Property \$300,000.00  
 Deed in Lieu of Foreclosure Only (value of Property) ( \_\_\_\_\_ )  
 Transfer Tax Value: \$300,000.00  
 Real Property Transfer Tax Due: \$1,170.00

4. If Exemption Claimed:  
 a. Transfer Tax Exemption per NRS 375.090, Section \_\_\_\_\_  
 b. Explain Reason for Exemption: \_\_\_\_\_

5. Partial Interest Percentage being transferred: 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  
CURT PHILLIPS

Signature \_\_\_\_\_ Capacity Grantee  
  
JAMES BLACKFORD

**SELLER (GRANTOR) INFORMATION**  
**(REQUIRED)**  
 Print Name: CURT PHILLIPS and GERRI PHILLIPS  
 Address: P. O Box 563  
 City: Pioche  
 State: NV Zip: 89043

**BUYER (GRANTEE) INFORMATION**  
**(REQUIRED)**  
 Print Name: JAMES WARREN BLACKFORD MARGARET ANN BLACKFORD  
 Address: P O Box 185  
 City: Pioche  
 State: NV Zip: 89043

**COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)**  
 Print Name: Cow County Title Co. Escrow #: 84697  
 Address: P.O. Box 518, 328 Main Street  
 City: Pioche State: NV Zip: 89043

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Signature *Curt Phillips* Capacity Grantor  
CURT PHILLIPS

Signature \_\_\_\_\_ Capacity Grantee  
JAMES BLACKFORD

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