

LINCOLN COUNTY, NV **2021-161646**
\$836.50
RPTT:\$799.50 Rec:\$37.00 11/18/2021 11:51 AM
FIRST AMERICAN TITLE INSURANCE COMPANY
OFFICIAL RECORD
AMY ELMER, RECORDER

A.P.N.: 003-132-08
File No: 13896-2633718 (TV)
R.P.T.T.: \$799.50

When Recorded Mail To: Mail Tax Statements To:
Lambert Andrus
79 W 450 N
Blackfoot, ID 83221

GRANT, BARGAIN and SALE DEED

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

Bruce Edwin Burgess and Kristilynn Burgess, husband and wife, as joint tenants

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

Lambert Andrus, a married man as his sole and separate property

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

A PORTION OF THE SOUTHEAST QUARTER (SE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) AND THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 7, TOWNSHIP 4 SOUTH, RANGE 67 EAST, M.D.B. & M., DESCRIBED AS FOLLOWS:

LOT NUMBER 6 IN BLOCK "B" OF THE JAMES H. GOTTFREDSON ADDITION TO CITY OF CALIENTE, LINCOLN COUNTY, NEVADA, AS SHOWN ON THE MAP THEREOF RECORDED AUGUST 9, 1963 UNDER DOCUMENT NO. 40599, LINCOLN COUNTY, NEVADA RECORDS.

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.

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.

Bruce Edwin Burgess
Bruce Edwin Burgess

Kristilynn Burgess
Kristilynn Burgess

Kristilynn Burgess

STATE OF Nevada)
COUNTY OF Juniata) : ss.

This instrument was acknowledged before me on November 15, 2021 by
Bruce Edwin Burgess and Kristilynn Burgess.

Ashley Remington
Notary Public
(My commission expires: 06/27/2025)



This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed under Escrow
No. 13896-2633718.

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 003-132-08
- 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	
Book _____	Page: _____
Date of Recording: _____	
Notes: _____	

- 3. a) Total Value/Sales Price of Property: \$205,000.00
- b) Deed in Lieu of Foreclosure Only (value of property) (\$ _____)
- c) Transfer Tax Value: \$205,000.00
- d) Real Property Transfer Tax Due \$799.50

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: Bruce Edwin Burgess

Capacity: GRANTOR/SELLER

Signature: _____

Capacity: _____

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

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

Print Name: Bruce Edwin Burgess and
Kristilynn Burgess

Print Name: Lambert Andrus

Address: P.O. Box 791

Address: 79 W 450 N

City: Caliente

City: Blackfoot

State: NV Zip: 89008

State: ID Zip: 83221

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

Print Name: FANV DIRECT TITLE / First American
Title Insurance Company

File Number: 13896-2633718 TV/ ar

Address: 701 North Green Valley Parkway #120

City: Henderson

State: NV Zip: 89074

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