

LINCOLN COUNTY, NV **2021-161774**
RPTT:\$156.00 Rec:\$37.00
Total:\$193.00 **12/09/2021 10:26 AM**
COW COUNTY TITLE CO Pgs=5 KC

A.P.N. No.:	013-160-67
R.P.T.T.	\$156.00
Escrow No.:	84971
Recording Requested By:	
Cow County Title Co.	
Mail Tax Statements To:	<i>Same as below</i>
When Recorded Mail To:	
JOHN REESE WILLINGHAM and SUSAN WILLINGMAN	
P O Box 1044	
Caliente, NV 89008	



OFFICIAL RECORD
AMY ELMER, RECORDER

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That **BRADLEY FAMILY LIMITED LIABILITY COMPANY, a California Limited Liability Company** for valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to **JOHN REESE WILLINGHAM and SUSAN WILLINGHAM, 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 Southeast Quarter (SE1/4) of the Southwest Quarter (SW1/4) of Section 11, Township 3 South, Range 67 East, M.D.B.&M., Lincoln County, Nevada described as follows:

Parcel No. 2 as shown on that certain Parcel Map recorded April 7, 2017 in Book D of Plats, page 228 as File No. 2017-151147, Lincoln County, Nevada records.

EXCEPTING THEREFROM that portion lying within Carrigan Ave and Gary Lane as conveyed to the County of Lincoln, State of Nevada by Deed recorded June 13, 2002 in Book 162 of Official Records, page 290 as File No. 118300, Lincoln County, Nevada records.

ASSESSOR'S PARCEL NUMBER FOR 2021 - 2022: 013-160-67

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.

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: December 02, 2021

BRADLEY FAMILY LIMITED LIABILITY COMPANY.
A CALIFORNIA LIMITED LIABILITY COMPANY

BY: *Robert M. Bradley*
ROBERT M. BRADLEY
Managing Member

State of _____)
County of _____) ss.

This instrument was acknowledged before me on the 6th day of December
By: ROBERT M. BRADLEY, Managing Member

Signature: *See Attached Ack*
Notary Public
Expiration Date: _____

CALIFORNIA ALL- PURPOSE CERTIFICATE OF ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California }

County of Los Angeles }

On 12.6.2021 before me, S. Lofton-Nesbit, Notary Public
(Here insert name and title of the officer)

personally appeared Robert M. Bradley,
who 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.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

S. Lofton Nesbit
Notary Public Signature

(Notary Public Seal)



ADDITIONAL OPTIONAL INFORMATION

DESCRIPTION OF THE ATTACHED DOCUMENT de
Owner's Deed
(Title or description of attached document)
Grant Bargain Sale Deed
(Title or description of attached document continued)
Number of Pages _____ Document Date _____

CAPACITY CLAIMED BY THE SIGNER

- Individual (s)
 Corporate Officer

(Title)
 Partner(s)
 Attorney-in-Fact
 Trustee(s)
 Other _____

INSTRUCTIONS FOR COMPLETING THIS FORM

This form complies with current California statutes regarding notary wording and, if needed, should be completed and attached to the document. Acknowledgments from other states may be completed for documents being sent to that state so long as the wording does not require the California notary to violate California notary law.

- State and County information must be the State and County where the document signer(s) personally appeared before the notary public for acknowledgment.
- Date of notarization must be the date that the signer(s) personally appeared which must also be the same date the acknowledgment is completed.
- The notary public must print his or her name as it appears within his or her commission followed by a comma and then your title (notary public).
- Print the name(s) of document signer(s) who personally appear at the time of notarization.
- Indicate the correct singular or plural forms by crossing off incorrect forms (i.e. he/she/they, - is /are) or circling the correct forms. Failure to correctly indicate this information may lead to rejection of document recording.
- The notary seal impression must be clear and photographically reproducible. Impression must not cover text or lines. If seal impression smudges, re-seal if a sufficient area permits, otherwise complete a different acknowledgment form.
- Signature of the notary public must match the signature on file with the office of the county clerk.
 - ❖ Additional information is not required but could help to ensure this acknowledgment is not misused or attached to a different document.
 - ❖ Indicate title or type of attached document, number of pages and date.
 - ❖ Indicate the capacity claimed by the signer. If the claimed capacity is a corporate officer, indicate the title (i.e. CEO, CFO, Secretary).
- Securely attach this document to the signed document with a staple.

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)

- a) 013-160-67 _____
- 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 RECORDER'S OPTIONAL USE ONLY	
Book: _____	Page: _____
Date of Recording: _____	
Notes: _____	

3. Total Value/Sale Price of Property

\$40,000.00

Deed in Lieu of Foreclosure Only (value of Property) (_____)

Transfer Tax Value: _____ \$40,000.00

Real Property Transfer Tax Due: _____ \$156.00

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 Robert M. Bradley Capacity Grantor
 ROBERT M. BRADLEY, Managing Member

Signature _____ Capacity Grantee
 JOHN REESE WILLINGHAM

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: BRADLEY FAMILY LIMITED
 LIABILITY COMPANY, a California
 Limited Liability Company
 Address: P O Box 1122
 City: Sun Valley
 State: CA Zip: 91352

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: JOHN REESE WILLINGHAM and
 SUSAN WILLINGHAM
 Address: P O Box 1044
 City: Caliente
 State: NV Zip: 89008

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

Print Name: Cow County Title Co. Escrow #: 84971
 Address: P.O. Box 518, 328 Main Street
 City: Pioche State: NV Zip: 89043

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)

- a) 013-160-67
- 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 RECORDER'S OPTIONAL USE ONLY

Book: _____ Page: _____
Date of Recording: _____
Notes: _____

3. Total Value/Sale Price of Property \$40,000.00
Deed in Lieu of Foreclosure Only (value of Property) (_____)
Transfer Tax Value: \$40,000.00
Real Property Transfer Tax Due: \$156.00

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
ROBERT M. BRADLEY, Managing Member

Signature  Capacity Grantee
JOHN REESE WILLINGHAM

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: BRADLEY FAMILY LIMITED LIABILITY COMPANY, a California Limited Liability Company
Address: P O Box 1122
City: Sun Valley
State: CA Zip: 91352

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: JOHN REESE WILLINGHAM and SUSAN WILLINGHAM
Address: P O Box 1044
City: Caliente
State: NV Zip: 89008

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

Print Name: Cow County Title Co. Escrow #: 84971
Address: P.O. Box 518, 328 Main Street
City: Pioche State: NV Zip: 89043