

LINCOLN COUNTY, NV

**2022-161888**

\$130.60

RPTT:\$93.60 Rec:\$37.00

01/27/2022 08:08 AM

FIRST AMERICAN TITLE INSURANCE COMPANY 3 KC

OFFICIAL RECORD

AMY ELMER, RECORDER

APN: 009-023-099  
Affix R.P.T.T. \$93.60

RECORDING REQUESTED BY:

FIDELITY NATIONAL TITLE AGENCY OF  
NEVADA, INC.

WHEN RECORDED MAIL TO and MAIL TAX  
STATEMENT TO:  
DAVID BROOKS

KRISTY BROOKS

P.O. BOX 572

OVERTON, NV 89040

ESCROW NO: 00127173-007-NT3

File # 2022-01-27-000000 GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That

**Louis Ipharr, an unmarried man**

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

**David Brooks and Kristy Brooks, husband and wife as joint tenants**

all that real property situated in the County of Lincoln, State of NEVADA, bounded and  
described as follows:


**SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.**

Subject to: 1. Taxes for the current fiscal year, paid current.  
2. Conditions, covenants, restrictions, reservations, rights, rights of way  
and easements now of record, if any.

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

Witness my/our hand(s) this 19 day of January, 2022.

**SELLER:**

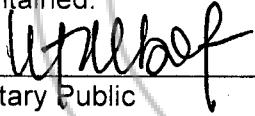
  
\_\_\_\_\_  
Louis Ipharr

Louis Ipharr

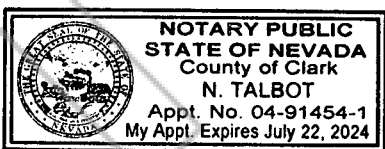
State of Nevada )  
County of Clark ) SS:

On this January 19, 2022  
appeared before me, a Notary Public,  
Louis Ipharr

personally known or proven to me  
to be the person(s) whose name(s)  
is/are subscribed to the above  
instrument, who acknowledged that  
he/she/they executed the  
instrument for the purposes therein  
contained.

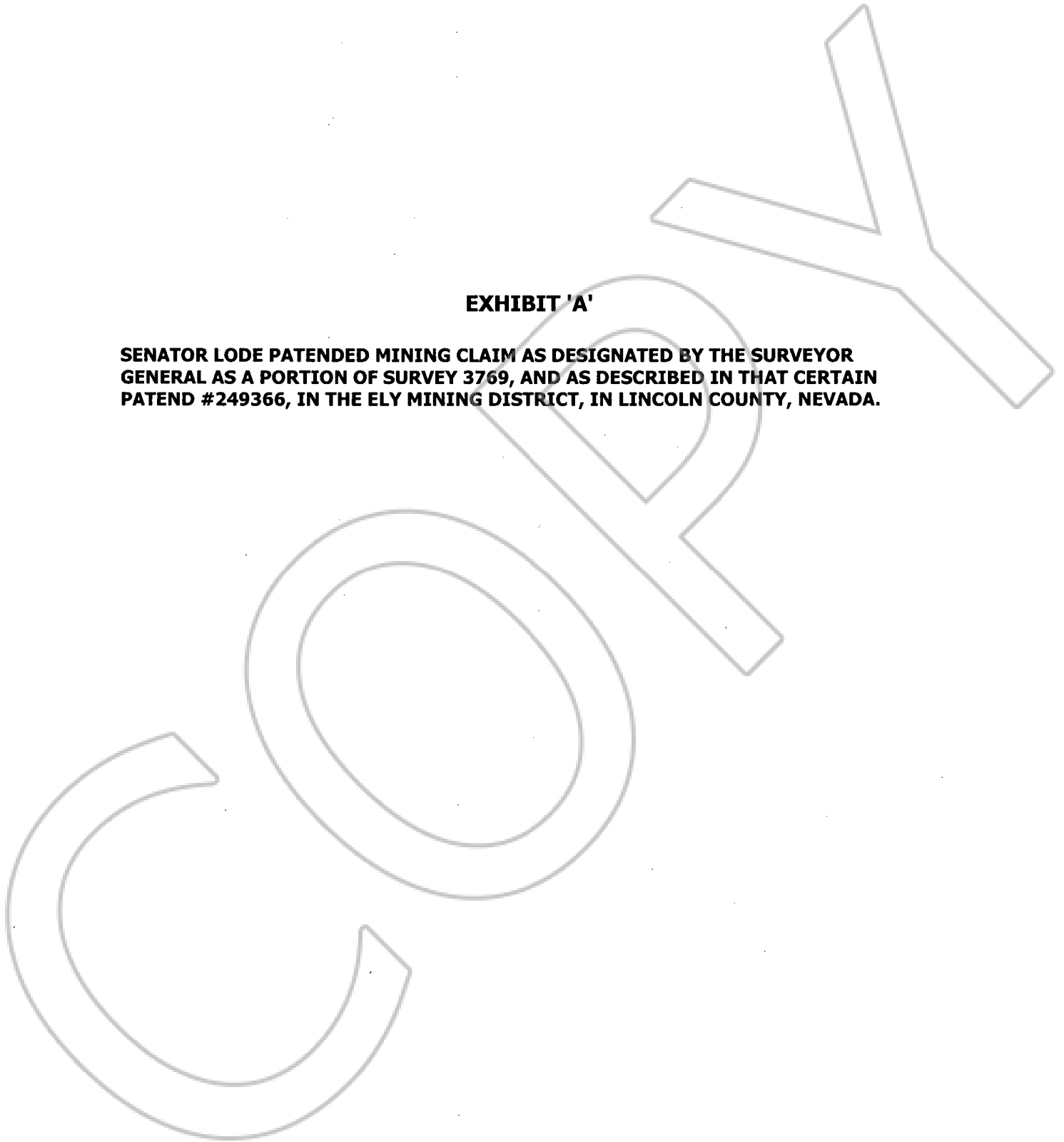
  
\_\_\_\_\_  
Notary Public

My commission expires: 7/22/2024



**EXHIBIT 'A'**

**SENATOR LODGE PATENTED MINING CLAIM AS DESIGNATED BY THE SURVEYOR  
GENERAL AS A PORTION OF SURVEY 3769, AND AS DESCRIBED IN THAT CERTAIN  
PATENT #249366, IN THE ELY MINING DISTRICT, IN LINCOLN COUNTY, NEVADA.**



**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)  
 a. 009-023-099  
 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 ONLY	
Book _____	Page _____
Date of Recording: _____	
Notes: _____	

3. a. Total Value/Sales Price of Property: \$ 24,000.00  
 b. Deed in Lieu of Foreclosure Only (value of property) \$ \_\_\_\_\_  
 c. Transfer Tax Value \$ 24,000.00  
 d. Real Property Transfer Tax Due: \$ 93.60

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 [Signature] Capacity Grantor  
 Signature \_\_\_\_\_ Capacity Grantee

**SELLER (GRANTOR) INFORMATION**  
**(REQUIRED)**  
 Print Name: Louis Ipharr  
 Address: P.O. Box 1500  
Overton, NV 89040  
 City, State, Zip

**BUYER (GRANTEE) INFORMATION**  
**(REQUIRED)**  
 Print Name: David Brooks and Kristy Brooks  
 Address: P.O. Box 572  
Overton, NV 89040  
 City, State, Zip

**COMPANY/PERSON REQUESTING RECORDING (Required if not Seller or Buyer)**  
 \* Print Name: Fidelity National Title Agency of Nevada, Inc. Escrow No.: 00127173-007-NT3  
 Address: 736 W. Pioneer Blvd., Suite 101  
 City, State, Zip: Mesquite, NV 89027

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED

\* C/O FATECO 10000 W. Charleston Blvd. #100  
Las Vegas, NV 89135