

LINCOLN COUNTY, NV **2022-161891**
\$1,480.00
RPTT:\$1443.00 Rec:\$37.00 **01/27/2022 09:20 AM**
FIRST AMERICAN TITLE INSURANCE COMPANY
OFFICIAL RECORD
AMY ELMER, RECORDER

A.P.N.: 013-160-64
File No: 13896-2642309 (TV)
R.P.T.T.: \$1,443.00

When Recorded Mail To: Mail Tax Statements To:
James Earl Gatling, Jr. and Pamela Lue Gatling
5450 North Cline
Pahrump, NV 89060

GRANT, BARGAIN and SALE DEED

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

Bradley Family Limited Liability company, a California Limited Liability Company

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

James Earl Gatling, Jr. and Pamela Lue Gatling, husband and wife as joint tenants

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

**PARCEL 1 OF PARCEL MAP FOR BRADLEY FAMILY LIMITED LIABILITY COMPANY
SITUATED IN SECTION 11, TOWNSHIP 3 SOUTH, RANGE 67 EAST OF THE M.D.M.
RECORDED APRIL 7, 2017 IN PLAT BOOK D, PAGE 0228 AS DOCUMENT NUMBER
0151147 IN THE OFFICE OF THE COUNTY RECORDER, LINCOLN COUNTY, NEVADA**

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.

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 013-160-64
- 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: \$370,000.00
- b) Deed in Lieu of Foreclosure Only (value of property) (\$ _____)
- c) Transfer Tax Value: \$370,000.00
- d) Real Property Transfer Tax Due \$1,443.00

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: *Andrew King*

Capacity: Escrow agent

Signature: _____

Capacity: _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Bradley Family Limited Liability
company, a California Limited
Liability Company

Print Name: James Earl Gatling, Jr. and
Pamela Lue Gatling

Address: 10040 La Tuna Canyon Road

Address: 5450 North Cline

City: Sun Valley

City: Pahrump

State: CA Zip: 91352

State: NV Zip: 89060

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

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

File Number: 13896-2642309 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)