LINCOLN COUNTY, NV

2022-162091

RPTT:\$1068.60 Rec:\$37.00 Total:\$1,105.60

03/22/2022 01:42 PM

COW COUNTY TITLE CO

Pgs=4 KC

OFFICIAL RECORD
AMY ELMER, RECORDER

A.P.N. No.: 008-360-23, 008-360-24, 008-360-25, and 008-360-26

R.P.T.T. \$1,068.60

Escrow No.: 80754

Recording Requested By:

Cow County Title Co.

Mail Tax Statements To: Same as below When Recorded Mail To:

PAMELA D. BROXSON, et al

P O Box 406

Alamo, NV 89001

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That SHON JAMES FLANAGAN and CRISTIN J. FLANAGAN, husband and wife for valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to PAMELA D. BROXSON, an unmarried woman, JOE EDWARD BROXSON JR, an unmarried man, and ZACHARY SETH BROXSON, an unmarried man, all 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:

A portion of the Northeast Quarter (NE1/4) of the Northwest Quarter (NW1/4) of Section 16, Township 7 South, Range 61 East, Mount Diablo Base & Meridian, more particularly described as follows:

Parcel Nos. 1, 2, 3 and 4 as shown on that certain Parcel Map recorded July 31, 2009 in the Office of the County Recorder of Lincoln County, Nevada in Book C of Plats, page 485, as File No. 134054, Lincoln County, Nevada records.

ASSESSOR'S PARCEL NUMBER FOR 2021 - 2022: 008-360-23

008-360-24

008-360-25

008-360-26

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: March 26, 2021

SHON JAMES FLANAGAN C	Cristy (Gragge ERISTIN J. FLANAGAN
State of <u>COLORADD</u>) ss.	
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This instrument was acknowledged before me on the SHON JAMES FLANAGAN and CRISTIN J FLANAGA	O day of OCTOBER , 2021 By:
Signature Motary Public Expiration Date: 12/3/2022	\))
BARBARA ANN SWINDLEHURST NOTARY PUBLIC STATE OF COLORADO NOTARY ID 20024030149 MY COMMISSION EXPIRES DECEMBER 3, 2022	

STATE OF NEVADA DECLARATION OF VALUE FORM

1. Assess	or Parcel Number	er(s)						
a) 008-	360-23						\ \	
b) 008-	360-24	•		•			\ \	
c) $\overline{008}$ -	360-25		·				\ \	
d) 008-				•			/ /-	
2. Type of				•	~		\ \	
	Vacant Land	b) 🗆	Single Fam. Res.	FOR RECO	RDER'S OPT	IONAL	USE ONLY	
<i>,</i> —	Condo/Twnhse	• —	2-4 Plex	Book:		Page:		
. —	Apt.Bldg	• —	Comm'l/Ind'l	Date of Rec	ording:	-		
· —	Agricultural	• —	Mobile Home	Notes:		-		
—	Other	, 🗀						
7 🗀	<u></u>			/		-		
3. Total Va	alue/Sale Price o	of Prope	ertv		1 1		\$274,000.00	
			nly (value of Proper	ty) (\)	
Transfe	er Tax Value:			<			\$274,000.00	
Real P	operty Transfer	Tax Due	e:				\$1,068.60	
	ption Claimed:		1		/ /			
			r NRS 375.090, Se	ction	/			
b. Exp	olain Reason for	Exemp	tion:		<u>//_</u>			
5 Dortiol	Interest Bersent	ago boji	ng transferred: 100	1	%			
			acknowledges, un		76.	uant to	1	
NRS 375	060 and NRS 37	5 110 t	hat the information	provided is a	orrect to the b	est of	their	
information	n and belief, and	can be	supported by docu	mentation if	called upon to	subst	antiate the	
information	n provided herei	n. Furth	ermore, the parties	agree that d	isallowance of	any c	laimed	
exemption	, or other detern	nination	of additional tax du	ie, may resul	t in a penalty o	of 10%	of the tax	
			. Pursuant to NRS		Buyer and Se	ller sha	all be	
jointly and	severally liable	for any	additional amount	owed.	·			
	-100	/		1 1				
Signature.	Don't -	00	5/1		Capacity Gra	ntor		
Olg. Idia.	SHON JAMES	ELANA	GAN J	/ /`			· · · · · · · · · · · · · · · · · · ·	
A STATE OF THE STA		M		/ /				
	(The same of						
Signature		7/10/10			Capacity Gra	ntee		
	PAMELA D. BR	OXSON						
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<u>3C</u>		JIRED)		<u> </u>	(REQU			
Print Nam				Print Name:	PAMELA D. I			
\	CRISTIN J. I				EDWARD B			
Address:	1135 Park Av	ve #915			ZACHARY S		ROXSON	
City:	Pagosa Spri	ngs		Address:	P O Box 406			
State: CC		_ Zip:	81147	City:	Alamo			
The same of the sa				State: NV		Zip:	89001	
COMPAR	COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)							
Print Nam				Escrow #:	80754	mAcil		
Address:	P.O. Box 518							
City:	Pioche	-, 10		State: NV		Zip:	89043	
y ·				. —				

STATE OF							\wedge
DECLARAT			FORM				()
1. Assessor P		(S)					\ \
a) <u>008-360-</u>							\ \
b) <u>008-360</u>							\ \
c) <u>008-360</u> -							\ \
d) <u>008-360</u> -					<i></i>		\ \
2. Type of Pro		.\ r=	Single Fam. Res.	FOR RECO	RDER'S	OPTIONAL	USE ONLY
<i>,</i> —		. —	- I	Book:	NULITO	Page:	
	do/Twnhse o	·, 🗀	2-4 Plex	Date of Rec	ordina:		
e) 🔲 Apt.	-		Comm'l/Ind'l	Notes:			1
g) 🔲 Agri		ר) 🗆	Mobile Home				
i) 🔲 Oth	er					\	
0 T-4-11/-lu-	/Cala Drice of	Drono	rtv /			\	\$274,000.00
3. Total Value	of Foreclosi	nte Or	nly (value of Proper	(v) (1)
Transfer Ta		u, o o .	ny (vando operation				\$274,000.00
	erty Transfer To	ax Due	e:	1			\$1,068.60
4. If Exemption			1				
a. Transfe	er Tax Exempt	ion pe	r NRS 375.090, Se	ction			
b. Explair	Reason for E	xemp	tion:	1	<u> </u>		
-			100	***************************************	%		
Partial Inte	rest Percentag	ge beli	ng transferred: 100) der nanaltr		nursuant to	
The under	signed declare	es and	acknowledges, un	provided is	n perjury,	the hest of t	heir
NRS 375.060	and NRS 375	/110, t	hat the information supported by docu	provided is t	called un	on to substa	ntiate the
information ar	nd belief, and (ed nsc	ermore, the parties	agree that d	lisallowan	ce of any cla	aimed
	ather determi	nation	of additional tay of	ie mav iesu	il ili a beli	ally Ol TO /U	Of the tax
exemption, or	est at 1% ner	month	. Pursuant to NRS	375.030, the	Buyer an	d Śeller sha	ll be
iointly and sev	verally liable for	or any	additional amount	owed.	•		
joining and co		•		1 1			
	/ /	i.)]	Oonooihe	Crontor	
Signature	-	<u> </u>	241		Capacity	Grantor	
SH	ON JAMES F	LANA	GAN	///			
	311 V	•	111				
/Signature		<u> </u>			Capacity	Grantee	
PA	MELA D. BRC	XSON	L				
				BUM	ED (CDA	NITEE\ INIE(ADMATION:
SELLI	R (GRANTO	R) INF	ORMATION	BUY	<u>er (Gra</u> /e	NTEE) INFO	JAMATION
	(REQU	RED)	NACAN and	Drint Name	· PAMFL	A D. BROXS	SON, JOE
Print Name:	SHON JAME CRISTIN J.	EI AN	NAGAN anu AGAN	Fillit Name	EDWAR	D BROXSO	ON JR, and
	1135 Par			-	ZACHA	RY SETH B	ROXSON
Address: City:		-	4	Address:	P O Box	x 406	
State: _CO	Pagosa	Zip:	81147	City:	Alamo		
Olaic. 300			V.,	State: <u>NV</u>		Zip:	89001
COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)							
COMPANY/F	ERSON REQ	UEST	ING RECORDING	(required if	<u>not selle:</u> 80754	r or puyer)	
Print Name:	Cow County	Title C	O	Escrow #:	00/04		
Address:	P.O. Box 518	, 328	viain Street	State: NV		Zip:	89043
City:	Pioche			_ Oldio. <u>144</u>			