

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:	<i>Same as below</i>
When Recorded Mail To:	
PAMELA D. BROXSON, et al	
P O Box 406	
Alamo, NV 89001	



OFFICIAL RECORD
AMY ELMER, RECORDER

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.

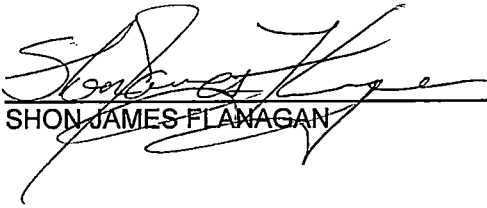
ASSESSOR'S PARCEL NUMBER FOR 2021 - 2022: 008-360-23
008-360-24
008-360-25
008-360-26

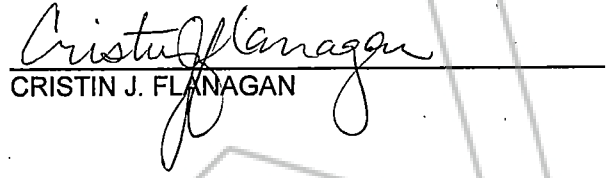
SUBJECT TO:

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


CRISTIN J. FLANAGAN

State of COLORADO)
County of ARIZONA) ss.

This instrument was acknowledged before me on the 6th day of OCTOBER, 2021 By:
SHON JAMES FLANAGAN and CRISTIN J. FLANAGAN

Signature: 
Notary 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. Assessor Parcel Number(s)
 a) 008-360-23
 b) 008-360-24
 c) 008-360-25
 d) 008-360-26

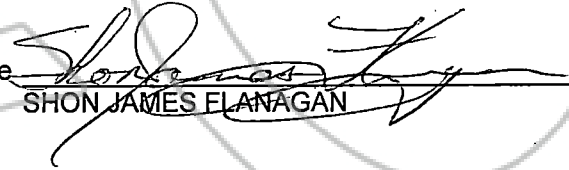
2. Type of Property:
 a) Vacant Land b) Single Fam. Res.
 c) Condo/Twnhse d) 2-4 Plex
 e) Apt.Bldg f) Comm'l/Ind'l
 g) Agricultural h) Mobile Home
 i) Other _____

FOR RECORDER'S OPTIONAL USE ONLY	
Book: _____	Page: _____
Date of Recording: _____	
Notes: _____	

3. Total Value/Sale Price of Property \$274,000.00
 Deed in Lieu of Foreclosure Only (value of Property) (_____)
 Transfer Tax Value: \$274,000.00
 Real Property Transfer Tax Due: \$1,068.60

4. If Exemption Claimed:
 a. Transfer Tax Exemption per NRS 375.090, Section _____
 b. Explain Reason for Exemption: _____

5. Partial Interest Percentage being transferred: 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
 SHON JAMES FLANAGAN

Signature _____ Capacity Grantee
 PAMELA D. BROXSON

SELLER (GRANTOR) INFORMATION
(REQUIRED)
 Print Name: SHON JAMES FLANAGAN and
CRISTIN J. FLANAGAN
 Address: 1135 Park Ave #915
 City: Pagosa Springs
 State: CO Zip: 81147

BUYER (GRANTEE) INFORMATION
(REQUIRED)
 Print Name: PAMELA D. BROXSON, JOE
EDWARD BROXSON JR, and
ZACHARY SETH BROXSON
 Address: P O Box 406
 City: Alamo
 State: NV Zip: 89001

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)
 Print Name: Cow County Title Co. Escrow #: 80754
 Address: P.O. Box 518, 328 Main Street
 City: Pioche State: NV Zip: 89043

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

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Signature SHON JAMES FLANAGAN Capacity Grantor

Signature PAMELA D. BROXSON Capacity Grantee

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AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED