

LINCOLN COUNTY, NV

2022-162817

\$329.50

RPTT:\$292.50 Rec:\$37.00 07/22/2022 09:16 AM

FIRST AMERICAN TITLE INSURANCE COMPANY

OFFICIAL RECORD

AMY ELMER, RECORDER

A.P.N.: 013-190-15  
File No: 13896-2655453 (TV)  
R.P.T.T.: \$292.50

When Recorded Mail To: Mail Tax Statements To:  
Steen Nielsen  
2425 Golden Hill Road, Suite 160 PMB 208  
Paso Robles , CA 93446

***GRANT, BARGAIN and SALE DEED***

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

Millard E. Boren and Edith A. Boren, husband and wife as joint tenants with right of survivorship

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

Steen Nielsen, an unmarried man

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

**PARCEL 4, OF PARCEL MAP FOR MILLARD E. BOREN & EDITH A. BOREN, RECORDED IN BOOK C OF PARCEL MAP, PAGE 398, AS INSTRUMENT NO. 131673, IN THE OFFICE OF THE COUNTY RECORDER OF LINCOLN COUNTY, NEVADA, LYING WITHIN THE SOUTH HALF (S 1/2) OF SECTION 3, TOWNSHIP 3 SOUTH, RANGE 67 EAST, M.D.B.&M.**

*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

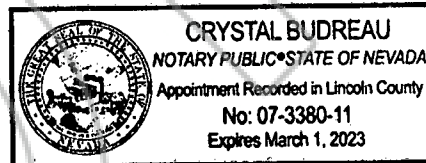
1. All general and special taxes for the current fiscal year.
2. Covenants, Conditions, Restrictions, Reservations, Rights, Rights of Way and Easements now of record.

\* Millard E. Boren Millard E. Boren  
\* Edith A. Boren Edith A. Boren

STATE OF Nevada )  
COUNTY OF Lincoln ) **ss.**

This instrument was acknowledged before me on July 18, 2022 by **Millard E. Boren and Edith A. Boren.**

Crystal Budreau  
Notary Public  
(My commission expires: Mar 1, 2023 )



This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed under Escrow No. 13896-2655453.

**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)  
 a) 013-190-15  
 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: \$75,000.00  
 b) Deed in Lieu of Foreclosure Only (value of property) ( \$ \_\_\_\_\_ )  
 c) Transfer Tax Value: \$75,000.00  
 d) Real Property Transfer Tax Due \$292.50

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: Millard E. Boren Capacity: GRANTOR/SELLER  
 Signature: Steen Nielsen Capacity: \_\_\_\_\_

**SELLER (GRANTOR) INFORMATION  
(REQUIRED)**

**BUYER (GRANTEE) INFORMATION  
(REQUIRED)**

Print Name: Boren  
 Address: P.O. Box 617  
 City: Caliente  
 State: NV Zip: 89008

Print Name: Steen Nielsen  
 Address: 2425 Golden Hill Road, Suite 160  
 City: Paso Robles PMB 208  
 State: CA Zip: 93446

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

Print Name: Company  
 Address: 10000 W Charleston Blvd, Suite 180  
 City: Las Vegas

File Number: 13896-2655453 TV/ ar  
 State: NV Zip: 89135

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)