

LINCOLN COUNTY, NV

2022-162830

\$544.00

RPTT:\$507.00 Rec:\$37.00 07/27/2022 03:21 PM

FIRST AMERICAN TITLE INSURANCE COMPANY

OFFICIAL RECORD

AMY ELMER, RECORDER

A.P.N.: 013-190-08  
File No: 13896-2646957 (TV)  
R.P.T.T.: \$507.00

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,

Ivan A. Willard, Jr., a married man as his sole and separate property

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:

**TRACT NO. 8 OF MAP OF DIVISION INTO LARGE PARCELS FOR WAYNE BRADLEY & THE RONALD A. BRADLEY AND GORDENA S. BRADLEY FAMILY TRUST, RECORDED IN BOOK B OF PLATS, PAGE 364, AS FILE NO. 116018, 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.

*Ivan A. Willard Jr.*  
Ivan A. Willard Jr.

Ivan A. Willard Jr.

STATE OF Idaho )  
COUNTY OF Blaine ) **ss.**

This instrument was acknowledged before me on July 25, 2022 by  
**Ivan A. Willard, Jr..**

*Julie Shepard*  
Notary Public  
(My commission expires: November 28, 2024)

JULIE SHEPARD  
COMM. # 20182329  
NOTARY PUBLIC  
STATE OF IDAHO  
MY COMM. EXP. November 28, 2024

This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed under Escrow  
No. 13896-2646957.

**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 013-190-08
- 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: \$130,000.00
- b) Deed in Lieu of Foreclosure Only (value of property) ( \$ \_\_\_\_\_ )
- c) Transfer Tax Value: \$130,000.00
- d) Real Property Transfer Tax Due \$507.00

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: Ivan A. Willard, Jr.

Capacity: GRANTOR/SELLER

Signature: \_\_\_\_\_

Capacity: \_\_\_\_\_

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

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

Print Name: Ivan A. Willard, Jr.

Print Name: Steen Nielsen

Address: 1356 N. Highway 41 #34

Address: 2425 Golden Hill Road,

City: Post Falls

City: Paso Robles

State: Idaho Zip: 83854

State: CA Zip: 93446

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

Print Name: First American Title Insurance Company

File Number: 13896-2646957 TV/ ar

Address: 10000 W Charleston Blvd, Suite 180

City: Las Vegas

State: NV Zip: 89135

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

Suite 160  
PMB 208