

LINCOLN COUNTY, NV  
Rec:\$37.00  
Total:\$37.00  
STEEN NIELSEN

2022-163378  
10/25/2022 01:42 PM  
Pgs=2 KC

A.P.N.: 013-190-08  
File No:  
R.P.T.T.: \$0



OFFICIAL RECORD  
AMY ELMER, RECORDER

E07

When Recorded Mail To: Mail Tax Statements To: .  
Steen Nielsen  
Post Office Box 75  
Caliente NV 89008

**GRANT, BARGAIN and SALE DEED**

Steen Nielsen, an unmarried man

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

Steen Nielsen, as Trustee of The Nielsen Living Trust dated September 18, 2022

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.

State of Nevada  
County of Lincoln

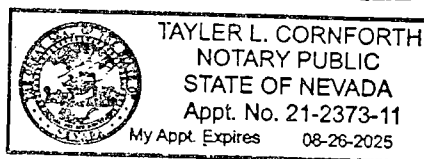
This instrument was acknowledged before me on 10/24, 2022 by Steen Nielsen  
DATE NAME OF PERSON

Steen Nielsen

Steen Nielsen,  
as Trustee of The Nielsen Living Trust dated  
September 18, 2022

Taylor L. Cornforth  
(Signature of notarial officer)

SEAL



**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
- Other

<b>FOR RECORDERS OPTIONAL USE ONLY</b>	
Book _____	Page: _____
Date of Recording: _____	
Notes: <u>TRUST on file KL</u>	

3.a. Total Value/Sales Price of Property \$ \_\_\_\_\_

b. Deed in Lieu of Foreclosure Only (value of property ( \_\_\_\_\_ )

c. Transfer Tax Value: \$ \_\_\_\_\_

d. Real Property Transfer Tax Due \$ 0

4. **If Exemption Claimed:**

a. Transfer Tax Exemption per NRS 375.090, Section 7

b. Explain Reason for Exemption: transfer without consideration to a trust

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 Steen Nielsen Capacity: self

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

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

Print Name: Steen Nielsen  
Address: Post Office Box 75  
City: Calliente  
State: NV Zip: 89008

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

Print Name: Steen Nielsen, Trustee  
Address: Post Office Box 75  
City: Calliente  
State: NV Zip: 89008

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

Print Name: \_\_\_\_\_ Escrow # \_\_\_\_\_  
Address: \_\_\_\_\_  
City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_