

LINCOLN COUNTY, NV

2022-163516

\$232.00

RPTT:\$195.00 Rec:\$37.00 12/07/2022 02:31 PM

FIRST AMERICAN TITLE INSURANCE COMPANY

OFFICIAL RECORD

AMY ELMER, RECORDER

A.P.N.: 013-160-65
File No: 107-2659118 (TV)
R.P.T.T.: \$195.00

When Recorded Mail To: Mail Tax Statements To:
Rick Lee Hawthorne
3852 Mayfield Ave
La Crescenta, CA 91214

GRANT, BARGAIN and SALE DEED

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

Bradley Family Limited Liability Company, a California limited liability company

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

Rick Lee Hawthorne, an unmarried man

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

A PORTION OF THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 11, TOWNSHIP 3 SOUTH, RANGE 67 EAST, MOUNT DIABLO BASE & MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL 2 AS SHOWN ON THAT CERTAIN PARCEL MAP FOR BRADLEY FAMILY LLC RECORDED APRIL 7, 2017, AS FILE NO. 151147, BOOK D, PAGE 228, IN THE OFFICE OF THE LINCOLN COUNTY RECORDER, STATE OF NEVADA.

EXCEPTING THEREFROM ALL THAT REAL PROPERTY CONVEYED TO THE COUNTY OF LINCOLN BY DEED OF DEDICATION RECORDED JUNE 13, 2002, IN BOOK 164, PAGES 290 THRU 292 AS DOCUMENT NO. 118300.

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.

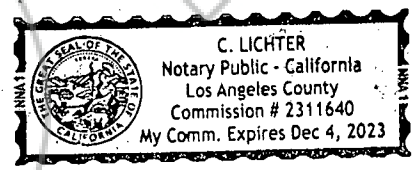
Bradley Family Limited Liability Company, a
California limited liability company

By: Robert M Bradley
Name: Robert M Bradley
Title: Manager

STATE OF California)
COUNTY OF Los Angeles) ss.

This instrument was acknowledged before me on November 22, 2022 by
Robert M. Bradley, Manager

C. Lichter
Notary Public
(My commission expires: 12/4/23)



This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed under Escrow
No. 107-2659118.

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 013-160-65
- 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: \$50,000.00
- b) Deed in Lieu of Foreclosure Only (value of property) (\$ _____)
- c) Transfer Tax Value: \$50,000.00
- d) Real Property Transfer Tax Due \$195.00

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: [Signature] Capacity: Grantor/Seller
Signature: _____ Capacity: _____

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

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

Print Name: Bradley Family Limited Liability Company, a California limited liability company

Print Name: Rick Lee Hawthorne

Address: 10040 La Tuna Canyon Road

Address: 3852 Mayfield Avenue

City: Sun Valley

City: La Crescenta

State: CA Zip: 91352

State: CA Zip: 91214

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

Print Name: First American Title Insurance Company

File Number: 107-2659118 TV/ ar

Address: 9139 Russell Road, Ste 100

City: Las Vegas

State: NV Zip: 89148

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