



APN: 013-160-67
RPTT: \$0.00

RECORDING REQUESTED BY:

Cow County Title Co.
84971

MAIL TAX STATEMENTS TO:

Same as below

WHEN RECORDED MAIL TO:

John Reese Willingham
Susan Willingham
PO Box 1044
Caliente NV 89008

OFFICIAL RECORD
AMY ELMER, RECORDER

E03

CORRECTION GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That **BRADLEY FAMILY LIMITED LIABILITY COMPANY, a California Limited Liability Company**, in consideration of \$10.00, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to **JOHN REESE WILLINGHAM and SUSAN WILLINGHAM, husband and wife as joint tenants**

THIS CONVEYANCE IS GIVEN TO THE GRANTEE HEREIN TO CORRECT THE LEGAL DESCRIPTION CONTAINED IN THE DEED RECORDED DECEMBER 9, 2021 AS FILE NO. 2021-161774, LINCOLN COUNTY, NEVADA RECORDS. SAID CONVEYANCE ERRONEOUSLY DESCRIBED THE LAND TO BE CONVEYED AS:

All that real property situate in the County of Lincoln, State of Nevada, bounded and described as follows:

That portion of the Southeast Quarter (SE1/4) of the Southwest Quarter (SW1/4) of Section 11, Township 3 South, Range 67 East, M.D.B.&M., Lincoln County, Nevada described as follows:

Parcel No. 2 as shown on that certain Parcel Map recorded April 7, 2017 in Book D of Plats, page 228 as File No. 2017-151147, Lincoln County, Nevada records.

EXCEPTING THEREFROM that portion lying within Carrigan Ave and Gary Lane as conveyed to the County of Lincoln, State of Nevada by Deed recorded June 13, 2002 in Book 162 of Official Records, page 290 as File No. 118300, Lincoln County, Nevada records.

ASSESSOR'S PARCEL NUMBER: 013-160-67

THE CORRECT LEGAL DESCRIPTION FOR THE PARCEL OF LAND CONVEYED IS:

That portion of the Southeast Quarter (SE1/4) of the Southwest Quarter (SW1/4) of Section 11, Township 3 South, Range 67 East, M.D.B.&M., Lincoln County, Nevada described as follows:

Parcel No. 4 as shown on that certain Parcel Map recorded April 7, 2017 in Book D of Plats, page 228 as File No. 2017-151147, Lincoln County, Nevada records.

EXCEPTING THEREFROM that portion lying within Carrigan Ave and Gary Lane as conveyed to the County of Lincoln, State of Nevada by Deed recorded June 13, 2002 in Book 162 of Official Records, page 290 as File No. 118300, Lincoln County, Nevada records.

ASSESSOR'S PARCEL NUMBER: 013-160-67

SUBJECT TO:

1. Taxes for fiscal year;
2. Reservations, restrictions, conditions, rights, rights of way and easements, if any of record on said premises;

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.

THE GRANTEE HEREIN JOINS IN THIS CONVEYANCE TO ACKNOWLEDGE AND CONFIRM THE CORRECT DESCRIPTION OF LAND CONVEYED IS SAID PARCEL 4 OF THE PARCEL MAP RECORDED APRIL 7, 2017 IN BOOK D OF PLATS, PAGE 228 AS FILE NO. 2017-151147, LINCOLN COUNTY, NEVADA RECORDS.

GRANTEE FURTHER QUITCLAIMS AND DISCLAIMS ANY INTEREST IN SAID PARCEL 2 OF THE PARCEL MAP RECORDED APRIL 7, 2017 IN BOOK D OF PLATS, PAGE 228 AS FILE NO. 2017-151147, LINCOLN COUNTY, NEVADA RECORDS, WHICH MAY BE EVIDENCED BY THE ERRONEOUS CONVEYANCE AFOREMENTIONED ABOVE.

Dated: 11/22/22

BRADLEY FAMILY LIMITED LIABILITY COMPANY
a California Limited Liability Company

by: 
ROBERT M. BRADLEY, Managing Member

JOHN REESE WILLINGHAM

SUSAN WILLINGHAM

EXCEPTING THEREFROM that portion lying within Carrigan Ave and Gary Lane as conveyed to the County of Lincoln, State of Nevada by Deed recorded June 13, 2002 in Book 162 of Official Records, page 290 as File No. 118300, Lincoln County, Nevada records.

ASSESSOR'S PARCEL NUMBER: 013-160-67

SUBJECT TO:

1. Taxes for fiscal year;
2. Reservations, restrictions, conditions, rights, rights of way and easements, if any of record on said premises;

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.

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Dated: 11/22/22

BRADLEY FAMILY LIMITED LIABILITY COMPANY,
a California Limited Liability Company

by: _____
ROBERT M. BRADLEY, Managing Member



JOHN REESE WILLINGHAM



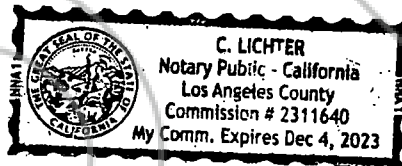
SUSAN WILLINGHAM

STATE OF California

COUNTY OF Los Angeles

On November 22, 2022, personally appeared before me, a Notary Public, Robert M. Bradley, Managing Member of Bradley Family Limited Liability Company, a California Limited Liability Company, who acknowledged that he executed the above instrument.

C. Lichter
Notary Public

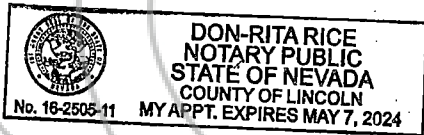


STATE OF Nevada

COUNTY OF Lincoln

On January 17, 2023, personally appeared before me, a Notary Public, John Reese Willingham and Susan Willingham, who acknowledged that they executed the above instrument.

Don-Rita Rice
Notary Public



**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 013-160-67
- b) _____
- c) _____
- d) _____

FOR RECORDER'S OPTIONAL USE ONLY

Document/Instrument No.	_____
Book	_____ Page _____
Date of Recording:	_____
Notes:	_____

2. Type of Property

- | | |
|--|---|
| a) <input checked="" type="checkbox"/> Vacant Land | b) <input type="checkbox"/> Single Family Residence |
| c) <input type="checkbox"/> Condo/Twnhse | d) <input type="checkbox"/> 2-4 Plex |
| e) <input type="checkbox"/> Apartment Bldg. | f) <input type="checkbox"/> Commercial/Industrial |
| g) <input type="checkbox"/> Agricultural | h) <input type="checkbox"/> Mobile Home |
| i) <input type="checkbox"/> Other _____ | |

3. Total Value/Sales Price of Property _____ \$0.00

Deed in Lieu of Foreclosure Only (Value of Property) (_____)

Transfer Tax Value _____ \$0.00

Real Property Transfer Tax Due: _____ \$0.00

4. If Exemption Claimed:

- a. Transfer Tax Exemption, per NRS 375.090, Section: 3
 Conveyance to correct legal description on Document 2021-161774 – RPTTs paid on 2021-161774
- 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 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: *Robert M. Bradley* Capacity: Grantor
 Robert M. Bradley, Managing Member

Signature: _____ Capacity: Grantee

SELLER (GRANTOR) INFORMATION

Print Name: Bradley Family Limited Liability Company
 Address: PO Box 1122
 City/State/Zip Sun Valley CA 91352

BUYER (GRANTEE) INFORMATION

Print Name: John Reese Willingham & Susan Willingham
 Address: PO Box 1044
 City/State/Zip Caliente NV 89008

COMPANY/PERSON REQUESTING RECORDING (required if not the Seller or Buyer)

Company Name: Cow County Title Co Escrow No 84971
 Address: PO Box 518, 328 Main Street, Pioche NV 89043