

After recording, please return to:)
Name: TINA OSBORN)
Address: P.O. BOX 519)
City, State, Zip: CALIENTE NV 89008)
Phone: _____)
Assessor's)
Parcel Number 003-098.07)



OFFICIAL RECORD E05
AMY ELMER, RECORDER

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GRANT, BARGAIN AND SALE DEED

THIS INDENTURE WITNESSETH:

That TINA OSBORN, in consideration of TEN DOLLARS (\$10.00), the receipt of which is hereby acknowledged, do(es) hereby grant, bargain, sell and convey to OSRIC IAN OSBORN AND TINA OSBORN as JOINT TENANCY, all that real property situated in the town of CALIENTE, County of Lincoln, State of Nevada, more particularly described as follows: (Insert legal description and the commonly known address in the space provided.)

LOTS SEVEN (7), EIGHT (8) AND THE WEST HALF (W 1/2) OF LOT NINE (9), IN BLOCK THIRTY EIGHT (38) OF THE THOS. E. DIXON ADDITION TO CALIENTE TOWN DATED AUGUST 12, 1936 OF FILE IN THE OFFICE OF THE COUNTY RECORDER OF LINCOLN COUNTY, NEVADA

- SUBJECT TO: 1. Taxes for the fiscal year of 2023-2024.
2. Rights of way, reservations, restrictions, easements and conditions of record.
3. _____

Commonly known as 590 FRONT ST. CALIENTE NV 89008

TOGETHER WITH all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

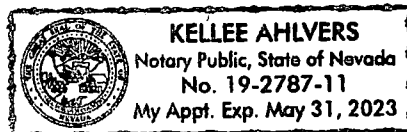
WITNESS _____ hand(s) this 1st day of MARCH, 2023.

Signature of Grantor
TINA OSBORN
STATE OF NEVADA)
COUNTY OF LINCOLN)

Signature of Grantor _____

This instrument was acknowledged before me on this 1st day of MARCH, 2023 by Tina Osborn and _____

Kellee Ahlvers
NOTARY PUBLIC



**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a) 003-098.07
 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 RECORDER'S OPTIONAL USE ONLY
 Book: _____ Page: _____
 Date of Recording: _____
 Notes: _____

3. Total Value/Sales Price of Property \$ _____
 Deed in Lieu of Foreclosure Only (value of property) (_____)
 Transfer Tax Value: \$ _____
 Real Property Transfer Tax Due \$ _____

4. If Exemption Claimed:
 a. Transfer Tax Exemption per NRS 375.090, Section 5
 b. Explain Reason for Exemption: ADDING SON TO TITLE
 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 _____ Capacity GRANTOR
 Signature _____ Capacity Grantor

SELLER (GRANTOR) INFORMATION
(REQUIRED)
 Print Name: TINA OSBORN
 Address: P.O. BOX 519
 City: CAILLANTE
 State: NV Zip: 89008

BUYER (GRANTEE) INFORMATION
(REQUIRED)
 Print Name: OSRIC IAN OSBORN
 Address: TINA OSBORN
 City: P.O. BOX 519 CAILLANTE
 State: NV Zip: 89008

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)
 Print Name: _____ Escrow #: _____
 Address: _____
 City: _____ State: _____ Zip: _____