

A.P.N.: 003-142-04
File No: 107-2660829 (TV)
R.P.T.T.: \$331.50

LINCOLN COUNTY, NV **2023-163958**
\$368.50
RPTT:\$331.50 Rec:\$37.00 **03/21/2023 08:42 AM**
FIRST AMERICAN TITLE INSURANCE COMPANY
OFFICIAL RECORD
AMY ELMER, RECORDER

When Recorded Mail To: Mail Tax Statements To:
Stephen V Garrett, Trustee of the Stephen V. Garrett &
Barbara Appel Living Trust
243 Madge Lane
LV, NV 89110

GRANT, BARGAIN and SALE DEED

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

Phil Brown, a single man

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

Stephen V Garrett, Trustee of the Stephen V. Garrett & Barbara Appel Living Trust

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

LOT NUMBERED THIRTEEN (13) IN BLOCK "B" OF THE WEST END ADDITION TO THE CITY OF CALIENTE, LINCOLN COUNTY, NEVADA, EXCEPTING THEREFROM A STRIP OF LAND 10 FEET WIDE ALONG THE ENTIRE NORTHEAST BOUNDARY THEREOF, AS SAID LOT AND BLOCK AS SHOWN ON THE SUBDIVISION MAP THEREOF RECORDED OCTOBER 6, 1926 IN THE OFFICE OF THE COUNTY RECORDER OF LINCOLN COUNTY, NEVADA IN BOOK A OF PLATS, PAGE 44, LINCOLN COUNTY, NEVADA RECORDS.

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.

Phil B
Phil Brown

STATE OF Florida)
COUNTY OF Suwannee) : ss.

This instrument was acknowledged before me on 16 March 2023 by **Phil Brown**.

Lisa Vanderbloemen
Notary Public
(My commission expires: 08/10/2024)

This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed under Escrow No. 107-2660829.

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 003-142-04
- 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: \$85,000.00
- b) Deed in Lieu of Foreclosure Only (value of property) (\$ _____)
- c) Transfer Tax Value: \$85,000.00
- d) Real Property Transfer Tax Due \$331.50

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: *Phil Brown*

Capacity: *Grantor*

Signature: _____

Capacity: _____

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

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

Print Name: Phil Brown

Stephen V Garrett,
Trustee of the Stephen V.
Garrett & Barbara Appel

Address: PO Box 637

Print Name: Living Trust
Address: 243 Madge Ln

City: Lake Panasoffkee

City: LV

State: FL Zip: 33538

State: NV Zip: 89110

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

First American Title Insurance
Print Name: Company
Address 9139 Russell Road, Ste 100
City: Las Vegas

File Number: 107-2660829 TV/ TV
State: NV Zip: 89148

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