

LINCOLN COUNTY, NV **2023-163967**
\$37.00 RPTT:\$0.00 Rec:\$37.00 **03/27/2023 11:04 AM**
MESQUITE TITLE COMPANY Pgs=2 AK
OFFICIAL RECORD
AMY ELMER, RECORDER E03

A.P.N.: 013-170-42
Order No. 20188 - AMF
R.P.T.T. \$EXEMPT #3
RECORDING REQUESTED BY:
Mesquite Title Company

MAIL DOCUMENT & TAX STATEMENT TO:
Beau Carlson and Ashley Carlson
P.O. Box 413
Mesquite, NV 89027

This area reserved for County Recorder

GRANT, BARGAIN and SALE DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,
David Beau Carlson and ~~Ashley Carlson, husband and wife as joint tenants~~ ^{AMF}
~~Ashley Amanda Carlson, husband and wife as joint tenants~~
do(es) hereby GRANT, BARGAIN and SELL to Ashley Amanda Carlson, husband and wife as joint tenants
Beau Carlson and Ashley Carlson, husband and wife as joint tenants


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

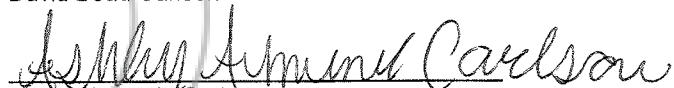
SEE ATTACHED EXHIBIT "A" - LEGAL DESCRIPTION

SUBJECT TO:
1. Taxes for the current fiscal year.
2. Covenants, conditions, restrictions, reservations, rights of way and easements of record.

TOGETHER with all tenements, hereditaments and appurtenances thereunto belonging or appertaining.


Dated: 22 day of March, 2023


David Beau Carlson


Ashley Amanda Carlson

STATE OF Nevada)
) :ss.
COUNTY OF ~~Clark~~ Lincoln)

On the 22 day of March, 2023, personally appeared before me, David Beau Carlson and Ashley Amanda Carlson, the signer(s) of the within instrument who duly acknowledged to me that he/she/they executed the same.

 **SASHA J. ORR**
Notary Public, State of Nevada
No. 13-12275-11
My Appt. Exp. Dec. 2, 2025


NOTARY PUBLIC
My Commission Expires: Dec 2 2025

Attachment to that certain Grant, Bargain and Sale Deed executed by David Beau Carlson and Ashely Carlson grantor(s), to Beau Carlson and Ashley Carlson grantee(s).

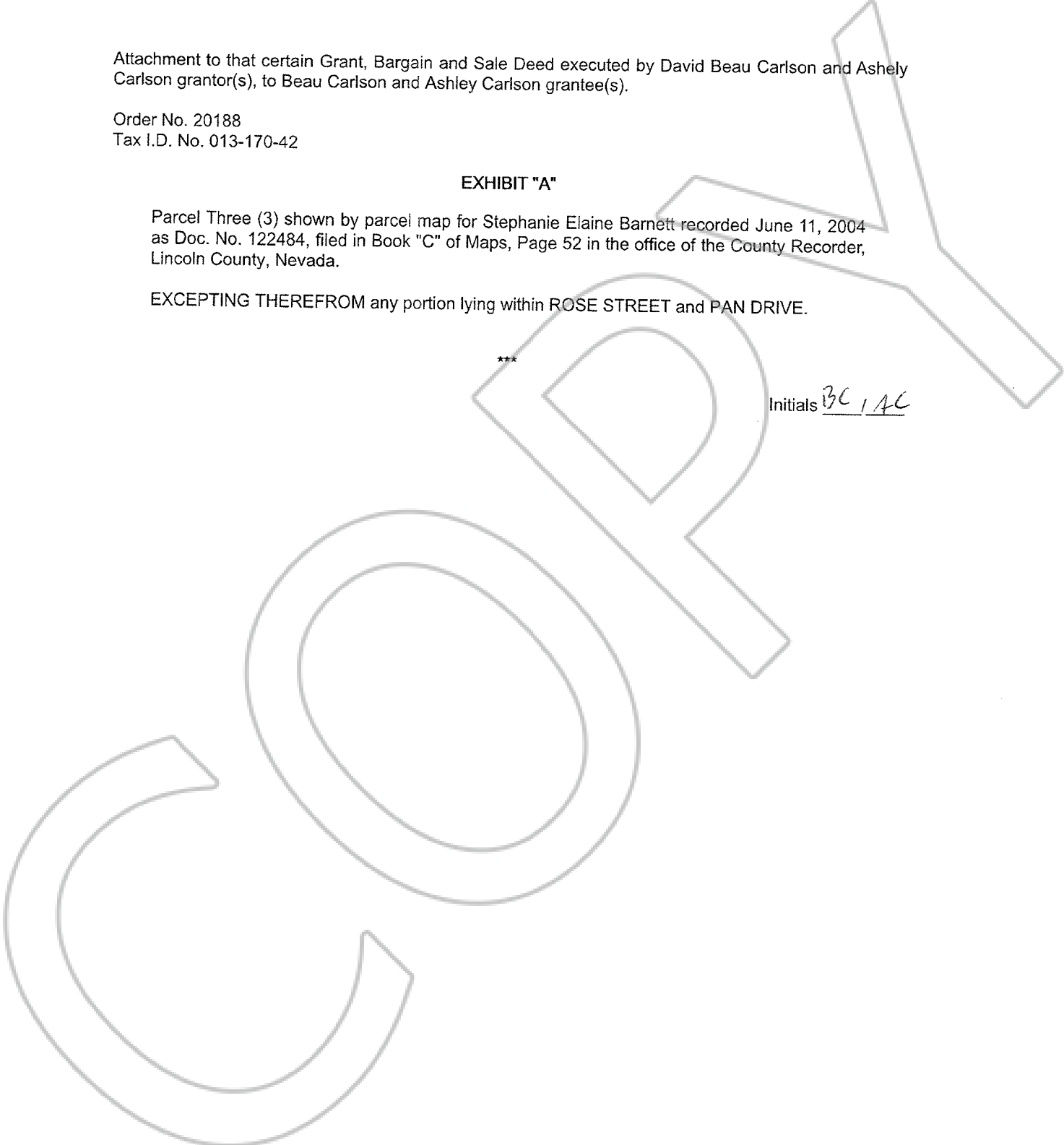
Order No. 20188
Tax I.D. No. 013-170-42

EXHIBIT "A"

Parcel Three (3) shown by parcel map for Stephanie Elaine Barnett recorded June 11, 2004 as Doc. No. 122484, filed in Book "C" of Maps, Page 52 in the office of the County Recorder, Lincoln County, Nevada.

EXCEPTING THEREFROM any portion lying within ROSE STREET and PAN DRIVE.

Initials BC AC



STATE OF Nevada
DECLARATION OF VALUE

1. Assessor Parcel Number(s)

- a) 013-170-42
- 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

RECORDERS FOR OPTIONAL USE ONLY	
Book: _____	Page: _____
Date of Recording: _____	
Notes: _____	

- 3. a. Total Value/Sales Price of Property: \$0.00
- b. Deed in Lieu of Foreclosure Only(value of property): (0.00)
- c. Transfer Tax Value: \$0.00
- d. Real Property Transfer Tax Due \$0.00

4. If Exemption Claimed:

- a. Transfer Tax Exemption, per NRS 375.090, Section: #3
- b. Explain Reason for Exemption: Recognize True Status to Facilitate Financing

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 David Beau Carlson Capacity _____ Grantor's Agent _____
Signature Ashley Carlson Capacity _____ Grantee's Agent _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)

David Beau Carlson and Ashley
Amanda Carlson

Print Name: By: Annie M. Frehner, Agt.
Address: P.O. Box 413
City: Panaca
State: NV. Zip: 89042

BUYER (GRANTEE) INFORMATION
(REQUIRED)

~~David~~ Beau Carlson and Ashley
Carlson

Print Name: By: Annie M. Frehner, Agt.
Address: P.O. Box 413
City: Panaca
State: NV Zip: 89042

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

Print Name: Mesquite Title Company Escrow #: 20188
Address: 840 Pinnacle Ct. Building 3
City: Mesquite State: NV Zip: 89027

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