

LINCOLN COUNTY, NV

**2023-164185**

\$37.00

RPTT:\$0.00 Rec:\$37.00

**04/06/2023 12:36 PM**

TITLE DEEDS & NEEDS, LLC

Pgs=4 AE

OFFICIAL RECORD

AMY ELMER, RECORDER

E04

APN NO: 010-160-16 and 010-160-17

RECORDING REQUESTED BY:  
Title Deeds & Needs, LLC

WHEN RECORDED MAIL TO AND  
MAIL TAX STATEMENTS TO:

DAVID C. DAY  
HC 61 BOX 33  
ALAMO, NV 89001

Affix RPTT: \$ Exempt. 4  
File No. 23-197

**GRANT, BARGAIN, SALE DEED**

THIS INDENTURE WITNESSETH THAT:

**Burnadine Day, an unmarried woman, former spouse of Grantee herein**

For valuable consideration, the receipt of which is hereby acknowledged, do hereby grant, bargain, sell and convey said real property to  
**David C. Day, a married man as his sole and separate property**

all that real property situated in the County of LINCOLN, State of Nevada, described as follows:

**FOR LEGAL DESCRIPTION, SEE EXHIBIT "A-B" ATTACHED HERETO  
AND MADE A PART HEREOF.**

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

SUBJECT TO:

1. General and special taxes for the current fiscal year.
2. Covenants, conditions, restrictions, rights of way, easements, and reservations of record.
3. Deed(s) of Trust of Record, if any.

It is the express intent of the Grantor, being the former spouse of the Grantee, to convey all right, title and interest of the Grantor, community or otherwise, in and to the herein described property, now and forever, to the Grantee as his/her sole and separate property.

**GRANTOR'S SIGNATURE AND NOTARY ACKNOWLEDGEMENT ATTACHED AS PAGE 2  
HEREOF.**

WITNESSED this 23rd day of March 2023.

*Burnadine Day*

////////////////////  
**BURNADINE DAY**

**NOTARY ACKNOWLEDGMENT**

ATTACHED TO:

**GRANT, BARGAIN, SALE DEED**

STATE OF NEVADA ) SS

COUNTY OF LINCOLN )

On 03-23-2023 before me, ASHLEY REMINGTON, a  
Notary Public in and for said State, personally appeared:

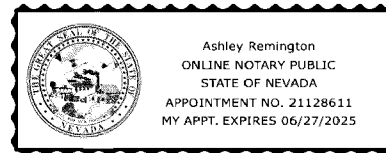
//////////////////// **BURNADINE DAY**

Who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State that the foregoing paragraph is true and correct.

WITNESS my hand and official seal:

Signature: *AR*  
Signature of Office



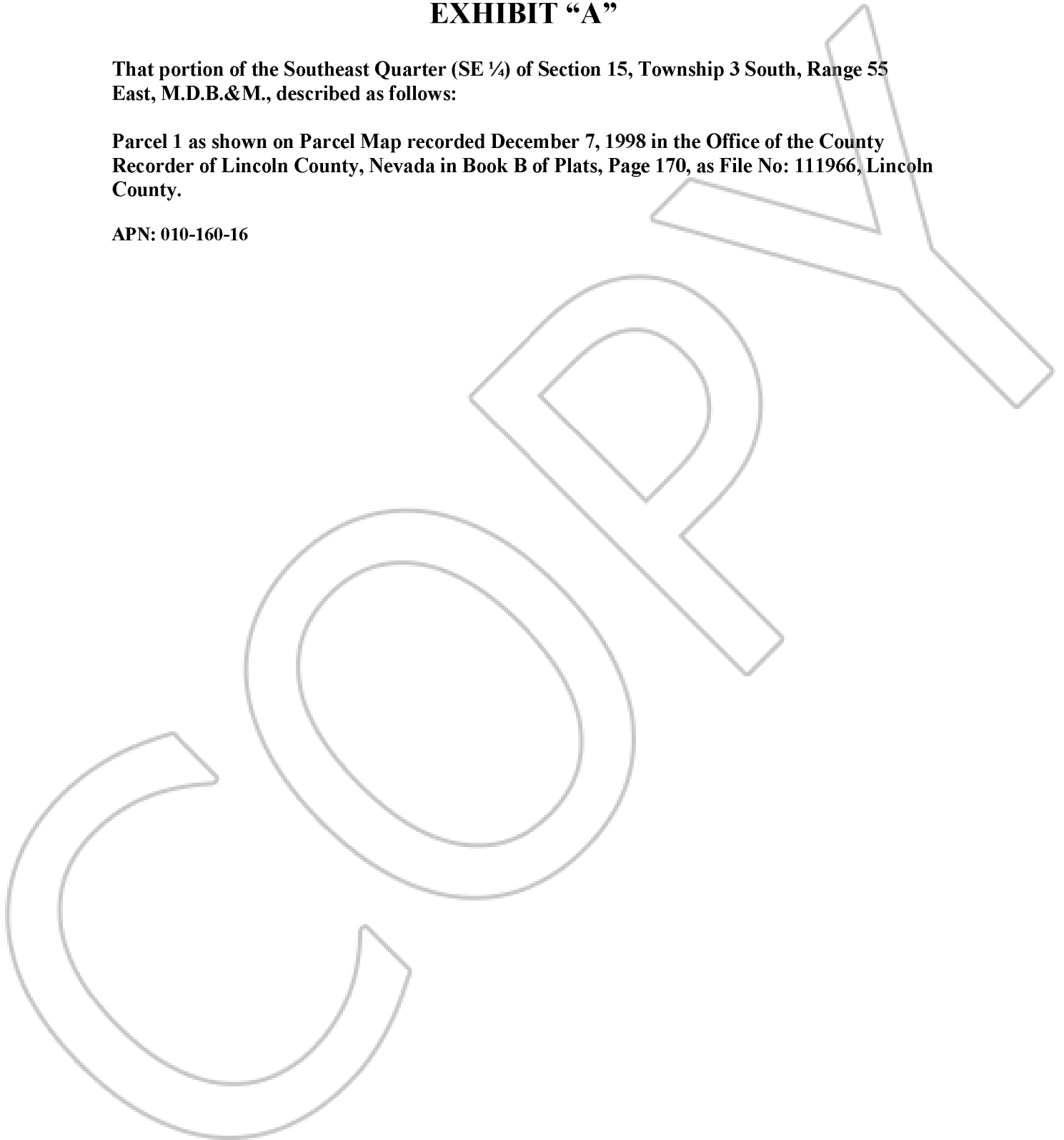
Notarized using audio-visual communication.

## EXHIBIT "A"

That portion of the Southeast Quarter (SE ¼) of Section 15, Township 3 South, Range 55 East, M.D.B.&M., described as follows:

Parcel 1 as shown on Parcel Map recorded December 7, 1998 in the Office of the County Recorder of Lincoln County, Nevada in Book B of Plats, Page 170, as File No: 111966, Lincoln County.

APN: 010-160-16

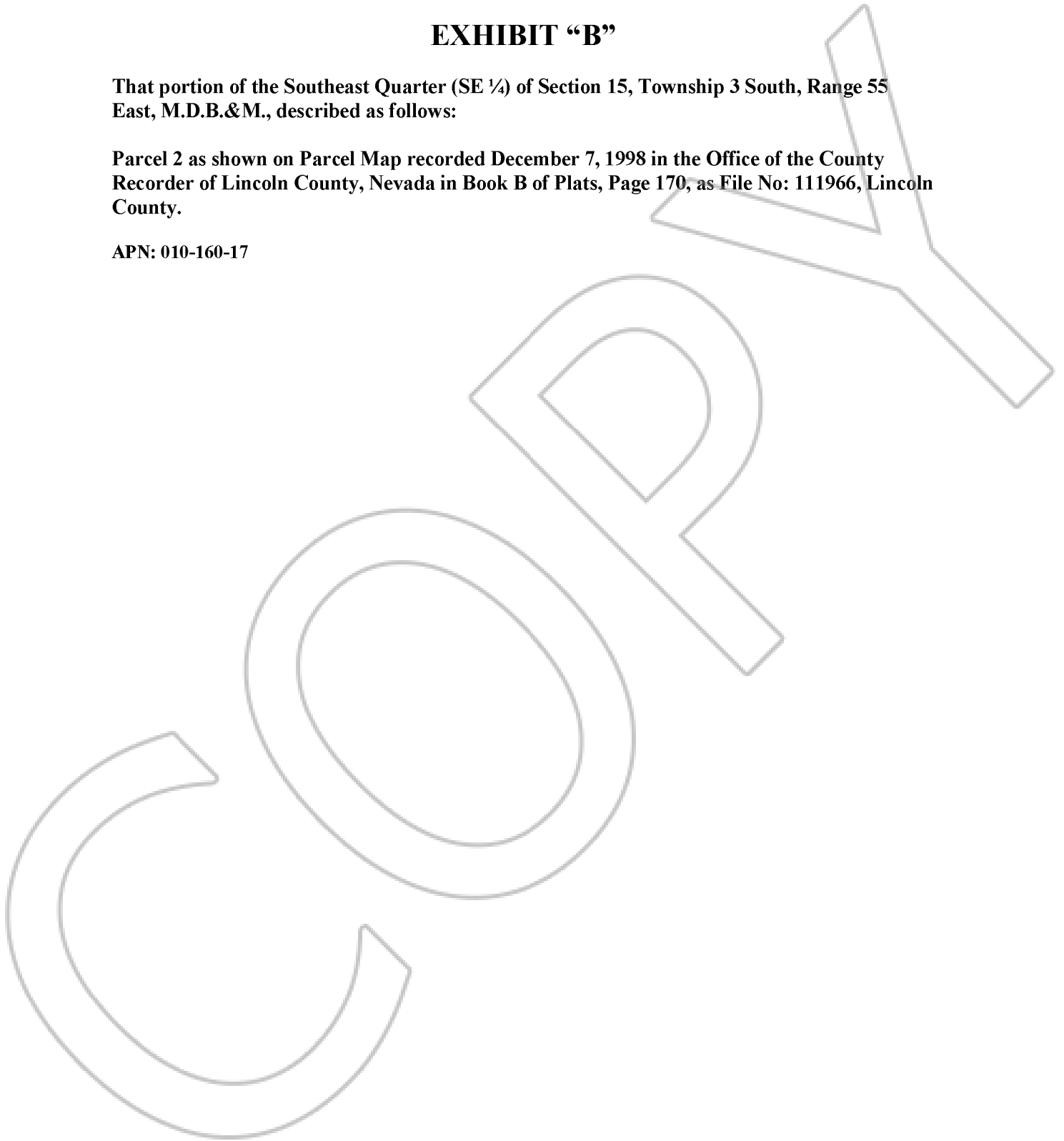


## **EXHIBIT “B”**

**That portion of the Southeast Quarter (SE ¼) of Section 15, Township 3 South, Range 55 East, M.D.B.&M., described as follows:**

**Parcel 2 as shown on Parcel Map recorded December 7, 1998 in the Office of the County Recorder of Lincoln County, Nevada in Book B of Plats, Page 170, as File No: 111966, Lincoln County.**

**APN: 010-160-17**



**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)

- a) 010-160-16
- b) 010-160-17
- 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 \_\_\_\_\_

**FOR RECORDER'S OPTIONAL USE ONLY  
REVIEWED DOC 11645. AE**

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

\$ 0.00  
 ( )  
 \$ 0.00  
 \$ 0.00

4. If Exemption Claimed:

- a. Transfer Tax Exemption per NRS 375.090, Section 4
- b. Explain Reason for Exemption: Removing joint tenant without consideration per Doc #11645.

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 Agent  
 Signature: \_\_\_\_\_ Capacity: \_\_\_\_\_

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

Print Name: Burnadine Day  
 Address: HC 61 Box 33  
 City: Alamo  
 State: NV Zip: 89001

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

Print Name: David C. Day  
 Address: HC 61 Box 33  
 City: Alamo  
 State: NV Zip: 89001

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

Print Name: **Title Deeds & Needs, LLC**  
 Address: **8565 S. Eastern Avenue, Suite 150**  
 City, State & Zip: **Las Vegas, NV 89123**

File No. 23-197

**AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED**