

LINCOLN COUNTY, NV

2023-165408

Rec:\$37.00

Total:\$37.00

07/03/2023 01:52 PM

WALTER F. BROWN

Pgs=3 KC



OFFICIAL RECORD
AMY ELMER, RECORDER

E04

A.P.N.: 012-170-58

When Recorded Mail To: Mail Tax Statements To:

Walter F. Brown
P.O. Box 141
Panaca, NV 89042

GRANT, BARGAIN and SALE DEED

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

Walter F. Brown and Melissa L. Brown, husband and wife as joint tenants

Do(es) hereby GRANT, BARGAIN and SELL to

Walter F. Brown, a single man

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

**PARCEL 2, OF THE PARCEL MAP FOR COLECTO AND CARMELA PEREZ, RECORDED
AUGUST 1, 2005 AS FILE NO. 124952, IN BOOK C OF PLATS, PAGE 130, FILED IN THE
OFFICE OF THE COUNTY RECORDER, LINCOLN COUNTY, NEVADA.**

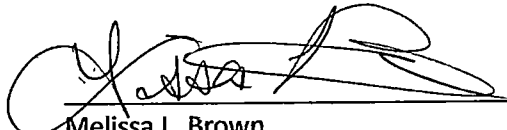
Subject To

1. All general and special taxes for the current fiscal year.
2. Covenants, Conditions, Restrictions, Reservations, Rights of Way and Easements now of record.

TOGETHER with all tenements, hereditaments and appurtenances, including easements and Water rights, if any, thereto belonging of appertaining, and any reversions, remainders, rents, issues or profits thereof.




Walter F. Brown



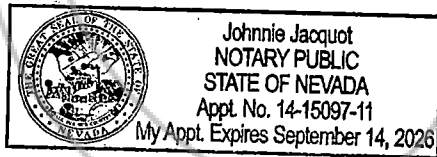
Melissa L. Brown

STATE OF NEVADA)
 :SS.
COUNTY OF LINCOLN)

This instrument was acknowledged before me on
July 3, 2023 by
Walter F. Brown and Melissa L. Brown.



Notary Public
(My commission expires: Sept. 14 2026)



**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)

- a) 012-170-58
- b) _____
- c) _____
- d) _____

2. Type of Property:

- | | |
|--|--|
| a) <input type="checkbox"/> Vacant Land | b) <input type="checkbox"/> Single Fam. Res. |
| c) <input type="checkbox"/> Condo/Twnhse | d) <input type="checkbox"/> 2-4 Plex |
| e) <input type="checkbox"/> Apt. Bldg | f) <input type="checkbox"/> Comm'l/Ind'l |
| g) <input type="checkbox"/> Agricultural | h) <input checked="" type="checkbox"/> Mobile Home |
| <input type="checkbox"/> 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 4
- b. Explain Reason for Exemption: Transfer Removing one Joint tenant

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 Grantee

Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: Walter F. Brown Melissa L. Brown
 Address: P.O. Box 141
 City: Panaca
 State: NV Zip: 89042

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Walter F. Brown
 Address: P.O. Box 141
 City: Panaca
 State: NV Zip: 89042

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

Print Name: _____ Escrow #: _____
 Address: _____
 City: _____ State: _____ Zip: _____