

LINCOLN COUNTY, NV **2023-165412**
 \$37.00 RPTT:\$0.00 Rec:\$37.00 **07/05/2023 11:58 AM**
 BARNEY MCKENNA & OLMSTEAD, P.C. Pgs=2 KC
OFFICIAL RECORD
AMY ELMER, RECORDER E07

WHEN RECORDED, MAIL TO:
 Jeffery J. McKenna, Esq.
 Barney McKenna & Olmstead, P.C.
 P.O. Box 2710
 St. George, UT 84771

MAIL TAX STATEMENTS TO:
 D. Lee Bradshaw Jr. and Rhonda L. Bradshaw
 P.O. Box 177
 Caliente, NV 89008

APN: 003-021-09

**GRANT, BARGAIN AND SALE DEED
 TRANSFER TAX EXEMPTION PER NRS 375.090, #7**

THIS INDENTURE WITNESSETH: That **Donald Lee Bradshaw Jr. a/k/a D. Lee Bradshaw Jr. and Rhonda L. Bradshaw**, Grantors, in consideration of the sum of Ten dollars (\$10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, do hereby Grant, Bargain, Sell, Convey and Confirm to “**D. Lee Bradshaw Jr. and Rhonda L. Bradshaw, trustees, or successor trustee(s) of the Bradshaw Family Trust Dated April 24, 2023**”, as may be subsequently amended, whose address is P.O. Box 177, Caliente, NV 89008, Grantee, the following described tract of land in the County of Lincoln, State of Nevada, described as follows:

SEE ATTACHED EXHIBIT “A” LEGAL DESCRIPTION

SUBJECT TO: Covenants, Conditions, Reservations, Rights, Rights of Way, Easements and Encumbrances now of record.

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

DATED this 29 day of June, 2023.

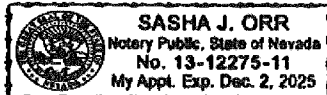
Donald Lee Bradshaw Jr. Rhonda L. Bradshaw
 DONALD LEE BRADSHAW JR. RHONDA L. BRADSHAW

STATE OF Nevada)
) ss
 COUNTY OF Lincoln)

On the 29 day of June, 2023, personally appeared before me, a Notary Public, DONALD LEE BRADSHAW JR. and RHONDA L. BRADSHAW, personally known (or proved) to me to be the persons whose names are subscribed to the above instrument who acknowledged that they executed the instrument.

Sasha J. Orr
 Notary Public

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



Attachment to that certain Grant, Bargain and Sale Deed executed by Donald Lee Bradshaw Jr. a/k/a D. Lee Bradshaw Jr. and Rhonda L. Bradshaw, Grantors, to D. Lee Bradshaw Jr. and Rhonda L. Bradshaw, trustees, or successor trustee(s) of the Bradshaw Family Trust Dated April 24, 2023, Grantees.
APN: 003-021-09

EXHIBIT "A" LEGAL DESCRIPTION

An adjustment of the lot line between lots C and D of Parcel recorded in Plat Book A Page 336 as No. 096552 with Lot C increasing a wedge shaped section. The new lot dividing line will be changed only by the moving the southwest corner to the west along the cul de sac, pivoting from the NW corner, the property described as follows:

Beginning at the SW corner of said lot B at the point of reverse of a reverse non-tangent curve, thence northwesterly on the convex curve, the beginning tangent bearing N. 23°02'17" W. a curve length 25.33 feet (Chord length 24.92 ft.) a radius of 40.50'; thence N. 10°00'08" E. 81.13 ft. to the NW corner of lot C; thence S. 1°17'59" E. 98.74 ft. to the point of beginning having 752.17 square feet of area.

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
 a. 003-021-09
 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 Garage

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

- 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 \$ _____

4. **If Exemption Claimed:**
 a. Transfer Tax Exemption per NRS 375.090, Section 7
 b. Explain Reason for Exemption: Transfer without consideration to or from a trust.

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: Legal Assistant
 Signature _____ Capacity: _____

SELLER (GRANTOR) INFORMATION
 Donald Lee Bradshaw Jr. & Rhonda L. Bradshaw
 Print Name:
 Address: P.O. Box 177
 City: Caliente
 State: Nevada Zip: 89008

BUYER (GRANTEE) INFORMATION
 D. Lee Bradshaw Jr. & Rhonda L. Bradshaw, TTEEs/SUCTR(s)
 Print Name:
 Address: P.O. Box 177
 City: Caliente
 State: Nevada Zip: 89008

COMPANY/PERSON REQUESTING RECORDING (Required if not seller or buyer)
 Print Name: Barney, McKenna & Olmstead PC Escrow # _____
 Address: P.O. Box 2710
 City: St. George State: Utah Zip: 84771