A.P.N.:

003-141-02

File No:

107-2668032 (TV)

R.P.T.T.:

\$140.40

LINCOLN COUNTY, NV

2023-165949

\$177.40

RPTT:\$140.40 Rec:\$37.00 **09/14/2023 10:51 AM**

FIRST AMERICAN TITLE INSURANCE COMPANIS = 2 AE

OFFICIAL RECORD

AMY ELMER, RECORDER

When Recorded Mail To: Mail Tax Statements To: Corev L. Vaught P.O. Box 885 Caliente, NV 89008

GRANT, BARGAIN and SALE DEED

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

Dixie F. Brundy, Trustee of The Neil A. Brundy & Dixie F. Brundy Revocable Trust

do(es) hereby GRANT, BARGAIN and SELL to

Corey L. Vaught, an unmarried man

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

ALL OF LOT NUMBERED FOURTEEN (14) IN BLOCK "C" OF THE WEST END ADDITION, CITY OF CALIENTE, AS SHOWN ON THE MAP THEREOF RECORDED OCTOBER 6, 1926, IN BOOK A OF PLATS, PAGE 44, AS FILE NO. 3674, IN THE OFFICE OF THE COUNTY RECORDER OF LINCOLN COUNTY, NEVADA.

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.

| Dixie F. Brundy, Trustee Dixie F. Brundy, Trustee Dixie F. Brundy, Trustee State of Nevacla ; ss. COUNTY OF Clark) This instrument was acknowledged before me on September 12, 2023 by Dixie F. Brundy, Trustee. LYDIA HENLEY NOTARY PUBLIC STATE OF NEVADA My Commission Expires: 11-28-26 Certificate No: 15-3019-1 | The Neil A. Brundy & Dixie F. Brundy Revocable Trust |
|--|---|
| STATE OF Nevada) COUNTY OF Clark) This instrument was acknowledged before me on September 12, 2023 by Dixie F. Brundy, Trustee. LYDIA HENLEY NOTARY PUBLIC STATE OF NEVADA My Commission Expires: 11-28-26 Certificate No: 15-3019-1 | |
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| Dixie F. Brundy, Trustee. LYDIA HENLEY NOTARY PUBLIC STATE OF NEVADA My Commission Expires: 11-28-26 Certificate No: 15-3019-1 | COUNTY OF Clark ; ss. |
| Notary Public (My commission expires: 11 · 28 · 2029) NOTARY PUBLIC STATE OF NEVADA My Commission Expires: 11-28-26 Certificate No: 15-3019-1 | |
| | NOTARY PUBLIC STATE OF NEVADA Notary Public Notary Public Notary Public Notary Public Notary Public Notary Public |
| This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed under Escroy | (My commission expires: 11, 38, 3036) |
| No. 107-2668032. | This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed under Escrov |

STATE OF NEVADA DECLARATION OF VALUE

| -1 | Assessor Parcel Number | ·(s) | | \ \ | |
|--|--|--|---|---|--|
| aı | 003-141-02 | | | \ \ | |
| b) | • | | | \ \ | |
| c) | | | | \ \ \ | |
| d) | | | | \ \ | |
| _ | | | | \ \ | |
| 2. | Type of Property | | | | |
| a) | Vacant Land | b) Y Single Fam. Res. | FOR RECO | RDERS OPTIONAL USE | |
| c) | Condo/Twnhse | d) 2-4 Plex | Book | Page: | |
| e) | Apt. Bldg. | f) Comm'l/Ind'l | Date of Rec | ording: | |
| g) | = ' ' | h) Mobile Home | Notes: | | |
| | = - | 1) Mobile Home | 110103. | | |
| i) | | | | | |
| 3. | a) Total Value/Sales Price | ce of Property: | \$36 | .000.00 | |
| | b) Deed in Lieu of Foreclosure Only (value of property) (_\$ | | | | |
| | c) Transfer Tax Value: | | | ,000.00 | |
| | • | | L. | <u> </u> | |
| | d) Real Property Transfe | er Tax Due | \$14 | 0.40 | |
| 4. | If Exemption Claimed | <u>d:</u> | _ / | | |
| | a Transfer Tax Exemp | tion, per 375.090, Section | n: | | |
| | b. Explain reason for ex | The state of the s | | of the same | |
| | D. Explain reason for ex | temption | | | |
| 5. | Partial Interest: Percent | tage being transferred: | 100 9 | 6 | |
| | The undersigned decla | res and acknowledges, u | nder penalty o | f perjury, pursuant to NRS | |
| 375 | 5.060 and NRS 375.110 | . that the information to | provided is co | rrect to the best of their | |
| info | ormation and belief, and | can be supported by doc | cumentation if | called upon to substantiate that disallowance of any | |
| tne | mod exemption or other | erein. Furthermore, the | : Darues aurei | that disallowance of any | |
| | IIIEU EXEIIIDUOII: OI OUIE | | ional tay due | may result in a negalty of | |
| 100 | % of the tax due plus into | erest at 1% per month. | ional tax due. | may result in a penalty of | |
| 109 | % of the tax due plus intershall be jointly, and se | erest at 1% per month. | ional tax due, Pursuant to N | may result in a penalty of RS 375.030, the Buyer and | |
| 10º Sell | % of the tax due plus into | erest at 1% per month. yerally liable for any addi | ional tax due, Pursuant to N itional amount | may result in a penalty of RS 375.030, the Buyer and | |
| 109 Sell Sig | % of the tax due plus intershall be jointly and senature: | erest at 1% per month. yerally liable for any addi | ional tax due, Pursuant to N itional amount | may result in a penalty of RS 375.030, the Buyer and owed. | |
| 109 Sell Sig | % of the tax due plus interested in the second second in the second in t | erest at 1% per month. verally liable for any addi | onal tax due, Pursuant to N tional amount Capacity: Capacity: BUYER (GR | may result in a penalty of RS 375.030, the Buyer and owed. Grantor/Seller ANTEE) INFORMATION | |
| 109 Sell Sig | % of the tax due plus interested in the second seco | erest at 1% per month. verally liable for any addi (NEORMATION) | onal tax due, Pursuant to N tional amount Capacity: Capacity: BUYER (GR | may result in a penalty of RS 375.030, the Buyer and owed. Grantor/Seller | |
| 109 Sell Sig | % of the tax due plus interested in the second seco | erest at 1% per month. verally liable for any addi NFORMATION V.Trustee of The | onal tax due, Pursuant to N tional amount Capacity: Capacity: BUYER (GR | may result in a penalty of RS 375.030, the Buyer and owed. Grantor/Seller ANTEE) INFORMATION | |
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