

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 COMPANY  
OFFICIAL RECORD  
AMY ELMER, RECORDER

When Recorded Mail To: Mail Tax Statements To:  
Corey 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.

The Neil A. Brundy & Dixie F. Brundy Revocable Trust

Dixie F. Brundy  
Dixie F. Brundy, Trustee

Dixie F Brundy, Trustee

STATE OF Nevada )  
COUNTY OF Clark ) : ss.

This instrument was acknowledged before me on September 12, 2023 by **Dixie F. Brundy, Trustee.**

Lydia Henley  
Notary Public  
(My commission expires: 11-28-2024)

LYDIA HENLEY  
NOTARY PUBLIC  
STATE OF NEVADA  
My Commission Expires: 11-28-26  
Certificate No: 15-3019-1

This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed under Escrow No. 107-2668032.

**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 003-141-02
- 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
- i)  Other \_\_\_\_\_

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

- 3. a) Total Value/Sales Price of Property: \$36,000.00
- b) Deed in Lieu of Foreclosure Only (value of property) ( \$ \_\_\_\_\_ )
- c) Transfer Tax Value: \$36,000.00
- d) Real Property Transfer Tax Due \$140.40

4. **If Exemption Claimed:**

- a. Transfer Tax Exemption, per 375.090, Section: \_\_\_\_\_
- b. Explain reason for exemption: \_\_\_\_\_

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: *Dixie F. Brundy* Capacity: Grantor/Seller  
 Signature: \_\_\_\_\_ Capacity: \_\_\_\_\_

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

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

Dixie F. Brundy, Trustee of The  
Neil A. Brundy & Dixie F. Brundy  
 Print Name: Revocable Trust  
 Address: PO Box 312  
 City: Fruitland  
 State: ID Zip: 831019

Print Name: Corey L. Vaught  
 Address: PO Box 885  
 City: Cayenne  
 State: NV Zip: 89008

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

First American Title Insurance  
 Print Name: Company  
 Address: 9139 Russell Road, Ste 100  
 City: Las Vegas

File Number: 107-2668032 TV/ ar  
 State: NV Zip: 89148

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