

LINCOLN COUNTY, NV

2023-166089

\$37.00

RPTT:\$0.00 Rec:\$37.00

10/23/2023 11:51 AM

DIRECT DEEDS LLC

Pgs=4 KC

OFFICIAL RECORD

AMY ELMER, RECORDER

E05

APN: 012-060-27

**When Recorded Mail Document To
and Tax Statement To:**

NICHOLAS B. THOMPSON
8797 ARAWANA PL.
HENDERSON, NV 89074
RPTT: #5

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That

BRIANNE LILLIAN THOMPSON, SPOUSE OF THE GRANTEE

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do(es)
hereby Grant,

Bargain, Sell and Convey to

NICHOLAS B. THOMPSON, A MARRIED MAN AS HIS SOLE AND SEPARATE
PROPERTY

all that real property situated in Lincoln County, State of Nevada, bounded and
described as follows.

Legal Description: SEE EXHIBIT "A" ATTACHED

ACCOMODATION INSTRUCTIONS: SEE EXHIBIT "B" ATTACHED

SUBJECT TO: 1. Taxes for the fiscal year

2. Covenants, Conditions, Reservations, Rights, Rights of Way Easements
now of record.

Together with all and singular tenements, hereditaments and appurtenances thereunto
belonging or in anywise appertaining.

Signature page follows.

IT IS THE EXPRESS INTENT OF THE GRANTOR, BEING THE SPOUSE OF THE GRANTEE, TO CONVEY ALL RIGHT, TITLE AND INTEREST OF THE GRANTOR, COMMUNITY OR OTHERWISE, IN AND TO THE HEREIN DESCRIBED PROPERTY TO THE GRANTEE AS HIS/HER SEPARATE PROPERTY.



BRIANNE LILLIAN THOMPSON

STATE OF NEVADA

COUNTY OF CLARK

This instrument was acknowledged before me

On 9/27/2023

By BRIANNE LILLIAN THOMPSON

Signature _____



Notary Public

My Commission Expires: 11/3/2024

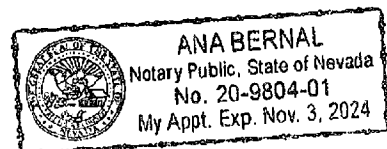


EXHIBIT 'A'

LEGAL DESCRIPTION

ALL THAT CERTAIN REAL PROPERTY SITUATE IN THE COUNTY OF LINCOLN, STATE OF NEVADA, DESCRIBED AS FOLLOWS:

THAT PORTION OF THE NORTH HALF (N ½) OF SECTION 6, TOWNSHIP 1 SOUTH, RANGE 69 EAST, M.DB. & M. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL 8 OF THT CERTAIN PARCEL MAP RECORDED FEBRUARY 8, 1999 IN THE OFFICE OF THE COUNTY RECORDER OF LINCOLN COUNTY, NEVADA IN BOOK B OF PLATS, PAGE 185 AS FILE NO. 112277 TOGETHER WITH THAT CERTIFICATE OF AMENDMENT RECORDED SEPTEMBER 25, 2003 IN BOOK C OF PLATS, PAGE 9 AS FILE NO. 120962, LINCOLN COUNTY, NEVADA RECORDS.

GBSD-012-060-27

EXHIBIT "B"

Accommodation Recording Instructions

	Grant, Bargain, and Sale Deed
	012-060-27

The undersigned understand that the documents will not be recorded if the check is insufficient.

The undersigned declare and represent to you that they have all necessary authority and power to record, and to instruct you to record the documents.

The undersigned hereby understand and agree that Direct Deeds LLC

- Will not review the documents for any purpose and will not issue any policies of title insurance based on the recording of the documents;
- Will charge for this service;
- Will perform this service as an accommodation only;
- Shall have absolutely no liability or responsibility as to the condition of title to the property described in the documents, or as to the priority, validity, sufficiency or effect of the documents;
- Does normally perform this service in the ordinary course of business and are unwilling to record the documents as an accommodation without being fully indemnified and held harmless as set forth in the following paragraph.
- This is an uninsured Deed
- I have checked paperwork for any changes or errors.
- I am not an attorney and cannot give legal advice**
- Grantor/Grantee are in agreement with transfer

In consideration for this service, the undersigned hereby promise, covenant and agree that we hold Direct Deeds LLC harmless and protect and indemnify Direct Deeds LLC and its authorized agents against any and all liabilities, losses, damages, expenses, and charges including, but not limited to, attorneys' fees and costs of suit which you may sustain from recording the documents listed above. The undersigned hereby release you from any liability which may occur by reason of your failure to record the documents in a timely fashion. The undersigned further acknowledge that these instructions will be attached to each document listed above and made a part thereof.



BRIANNE LILLIAN THOMPSON

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
 a. 012-060-27
 b. _____
 c. _____
 d. _____

2. Type of Property:
- | | |
|--|--|
| a. <input checked="" 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 type="checkbox"/> Mobile Home |
| <input type="checkbox"/> Other | |

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

3. a. Total Value/Sales Price of Property \$ 0
 b. Deed in Lieu of Foreclosure Only (value of property (_____))
 c. Transfer Tax Value: \$ 0
 d. Real Property Transfer Tax Due \$ 0

4. **If Exemption Claimed:**
 a. Transfer Tax Exemption per NRS 375.090, Section 5
 b. Explain Reason for Exemption: Transfer to spouse without consideration

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 _____ Capacity: Agent

Signature _____ Capacity: _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)
 Print Name: Brianne Lillian Thompson
 Address: 8797 Arawana Pl
 City: Henderson
 State: NV Zip: 89074

BUYER (GRANTEE) INFORMATION
(REQUIRED)
 Print Name: Nicholas B. Thompson
 Address: 8797 Arawana Pl
 City: Henderson
 State: NV Zip: 89074

COMPANY/PERSON REQUESTING RECORDING (Required if not seller or buyer)
 Print Name: Direct Deeds Escrow # Accommodation Recording
 Address: 3030 S. Jones Blvd #104
 City: Las Vegas State: NV Zip: 89146

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED