

A.P.N.: 001-032-10  
File No: 13896-2674806 (TV)  
R.P.T.T.: \$245.70

LINCOLN COUNTY, NV  
\$282.70  
RPTT:\$245.70 Rec:\$37.00 06/04/2024 12:49 PM  
FIRST AMERICAN TITLE INSURANCE COMPANY  
OFFICIAL RECORD  
AMY ELMER, RECORDER

When Recorded Mail To: Mail Tax Statements To:  
Lan Brooks and Denise Brooks  
P.O. Box 567  
Burley, WA 98322

### ***GRANT, BARGAIN and SALE DEED***

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

Randell Alfano, an unmarried man and Russell C. Alfano, an unmarried man, as joint tenants

do(es) hereby *GRANT, BARGAIN and SELL* to

Lan Brooks and Denise Brooks, husband and wife as community property with right of survivorship

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

**That portion of Section 22, Township 1 North, Range 67 East, M.D.B.&M., more particularly described as follows:**

**Lots 13, 14 and 15 in Block 42 of the Town of Pioche, Nevada, as shown on Supplement "A" to the Official Map of said TOWN OF PIOCHE, recorded September 10, 1936 in Book A of Plats, Page 61, Lincoln County, Nevada Records.**

**Together with parcel of land conveyed by a deed from Lincoln County recorded July 17, 1996 in Book 119 of Official Records, Page 491 as File No. 105467, Lincoln County, Nevada Records described as follows:**

**Beginning at a point on the section line common to said Sections 15 and 22, from which the North Quarter (N 1/4) corner of Section 22 and the South Quarter (S 1/4) corner Section 15, bears North 89° 53' 32" West, a distance of 415.77 feet thence North 33° 00' 21" East a distance of 17.05 feet to the most Northerly point; thence South 56° 59' 39" East a distance of 100.00 feet to the Northeast corner of Lot 13 of Block 42; thence following the Northerly line of Lot 13 of Block 42 in a North 89° 53' 32" West direction a distance of 119.10 feet to the Northwest corner of Lot 13 of Block 42; thence North 33° 00' 21" East a distance of 47.64 feet to the Point of Beginning.**

**Note: The above metes and bound description appeared previously in that certain**

**document recorded October 13, 2022, as Instrument No. 2022-163146 of Official Records.**

*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.

**COOPER**

\* Signed in Counterpart \*

Russell G. Alfano

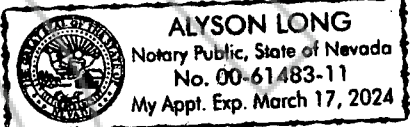
*[Handwritten Signature]*  
Randell Alfano

Randell Alfano

STATE OF Nevada )  
COUNTY OF LINCOLN ) ss.

This instrument was acknowledged before me on December 3, 2023 by Randell Alfano

*[Handwritten Signature]*  
Notary Public  
(My commission expires: March 17, 2024)



This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed under Escrow No. 13896-2669939.



**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 001-032-10
- 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: \$63,000.00
- b) Deed in Lieu of Foreclosure Only (value of property) ( \$ \_\_\_\_\_ )
- c) Transfer Tax Value: \$63,000.00
- d) Real Property Transfer Tax Due \$245.70

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: [Signature]

Capacity: Grantor/Seller

Signature: \_\_\_\_\_

Capacity: \_\_\_\_\_

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

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

Print Name: Randell Alfano and Russell C. Alfano

Print Name: Lan Brooks and Denise Brooks

Address: 261 Monte Cristo Dr

Address: PO Box 5107

City: Dayton

City: Burley

State: NV Zip: 89403

State: WA Zip: 98322

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

Print Name: First American Title Insurance Company

File Number: 13896-2674806 TV/ TV

Address: 10000 W Charleston Blvd, Suite 180

City: Las Vegas

State: NV Zip: 89135

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